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# **2002 Annual Report**

## **Commercial Avenue Redevelopment Project Area**



**Pursuant to 65 ILCS 5/11-74.4-5(d)**

*JUNE 30, 2003*

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June 30, 2003

Ms. Alicia Mazur Berg  
Commissioner  
Department of Planning and Development  
121 N. LaSalle St.  
Chicago, Illinois 60602

Dear Commissioner:

Enclosed is the annual report for the Commercial Avenue Redevelopment Project Area, which we compiled at the direction of the Department of Planning and Development pursuant to Section 5(d) of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended. The contents are based on information provided to us by Chicago Departments of Planning and Development, Finance, and Law. We have not audited, verified, or applied agreed upon accounting and testing procedures to the data contained in this report. Therefore, we express no opinion on its accuracy or completeness.

It has been a pleasure to work with representatives from the Department of Planning and Development and other City Departments.

Very truly yours,



Ernst & Young LLP

# Commercial Avenue Redevelopment Project Area 2002 Annual Report

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

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June 30, 2003

The Honorable Daniel Hynes  
Comptroller  
State of Illinois  
Office of the Comptroller  
201 Capitol  
Springfield, IL 62706

Dear Comptroller Hynes:

We have compiled the attached information for the Commercial Avenue Redevelopment Project Area (Report) pursuant to 65 ILCS 5/11-74.4-5(d).

Sincerely,

Alicia Mazur Berg  
Commissioner

NEIGHBORHOODS



## **Commercial Avenue Redevelopment Project Area 2002 Annual Report**

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### **(1) DATE OF DESIGNATION AND TERMINATION - 65 ILCS 5/11-74.4-5(d)(1.5)**

The Project Area was designated on November 13, 2002. The Project Area may be terminated no later than November 13, 2025.

Note: Incremental tax revenues levied in the 23<sup>rd</sup> tax year are collected in the 24<sup>th</sup> tax year. Although the Project Area will expire in Year 23 in accordance with 65 ILCS 5/11-74.4-3(n)(J)(3), the incremental taxes received in the 24<sup>th</sup> tax year will be deposited into the Special Tax Allocation Fund.

**COMMERCIAL AVENUE  
TAX INCREMENT FINANCING  
REDEVELOPMENT AREA PROJECT AND PLAN**

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City of Chicago, Illinois  
Department of Planning and Development

This Redevelopment Plan is subject to review  
and comment and may be revised  
after public hearing.

Prepared by:  
Trkla, Pettigrew, Allen & Payne, Inc.

June 28, 2002

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## I. INTRODUCTION

This document is to serve as a redevelopment plan (the "Redevelopment Plan") for an area that is located on the far southeast side of the City of Chicago (the "City") and generally includes the Commercial Avenue frontage bounded by 84<sup>th</sup> Street on the north and 104<sup>th</sup> Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91<sup>st</sup> Street on the north, the B & O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B & O rail right-of-way on the east from 97<sup>th</sup> Street on the north to 100<sup>th</sup> Street on the south; 83<sup>rd</sup> Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83<sup>rd</sup> Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95<sup>th</sup> Street on the south; 95<sup>th</sup> Street frontage from Jeffrey Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95<sup>th</sup> Street on the north, 97<sup>th</sup> Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101<sup>st</sup> Street on the north and 104<sup>th</sup> Street on the south. This area is subsequently referred to in this document as the Commercial Avenue Tax Increment Financing Redevelopment Project Area, (the "Project Area"). The Project Area is illustrated in Figure 1, *Project Area Boundary*, and legally described in *Section II* of this Redevelopment Plan and the *Legal Description of Project Area Boundary* attached as Exhibit I to this Redevelopment Plan.

For several years, the City has been aware of the deteriorating conditions and the redevelopment potential of the Project Area. Over the last decade, several planning efforts were made to address the Project Area and the surrounding areas including a variety of studies: *From Steeltown to Hometown: A New Era for South Chicago & South Works (1999)*; *92<sup>nd</sup>-Commercial Avenue Redevelopment Area Plan and Designation Report (1997)*; *Commercial Avenue Business District Study (1991)*; and *Market Potential and Policy Recommendations, Commercial Avenue-87<sup>th</sup> to 90<sup>th</sup> Streets (1996)*. These City plans set forth recommendations for development and redevelopment of the Project Area and form the basis for many of the recommendations presented in this document.

As part of the City's strategy to encourage managed growth and stimulate private investment within the Project Area, Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") was engaged to study whether the Project Area of approximately 395.6 acres qualifies as a "blighted area" or a "conservation area" (or a combination of both a blighted and a conservation area) under the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.), as amended (the "Act"). The Project Area, described in more detail below as well as in the accompanying report entitled "Commercial Avenue Redevelopment Project Area Tax Increment Financing Eligibility Study," (the "Eligibility Study"), has not been subject to growth and development through investment by private enterprise and is not reasonably expected to be developed without the adoption of the Redevelopment Plan. Small scale or piecemeal redevelopment efforts may have occurred or may occur in the future in limited portions of the Project Area. However, obsolete buildings, poorly configured and constrained parcels, deterioration, vacancies and other factors throughout the Project Area are likely to preclude the revitalization of the Project Area on a scale sufficient to return it to a sound, sustainable condition without the intervention of the City.

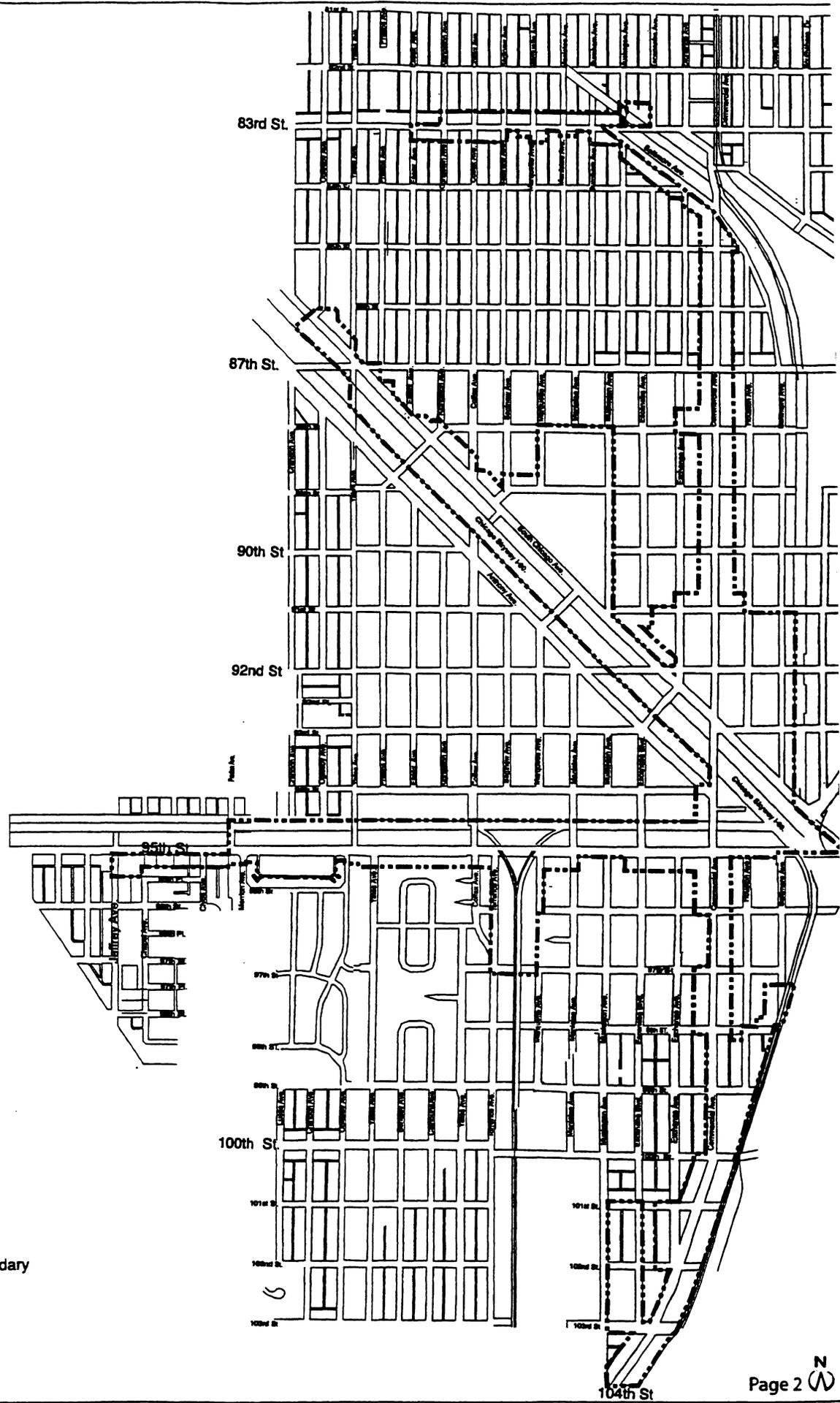


Figure 1  
Project Area Boundary

## ***A. Commercial Avenue Tax Increment Financing Redevelopment Project Area***

The Project Area contains 579 buildings and consists of 108 full and partial tax blocks, including a mixture of commercial, residential, industrial, institutional, and public uses. The Project Area includes frontage along four major street corridors—Commercial Avenue, 83<sup>rd</sup> Street, 95<sup>th</sup> Street, and South Chicago Avenue—and encompasses a total of approximately 395.6 acres, including alley, street and rail rights-of-way. For a map depicting the boundaries and legal description of the Project Area, see *Section II* of this Redevelopment Plan, *Legal Description and Project Area Boundary*.

The Project Area is located in the three community areas of South Chicago, South Deering, and Calumet Heights. The area's settlement history dates to the early-to-mid 1800s and coincides with the construction of rail lines, installation of infrastructure improvements to the Lake Calumet area and the Calumet Harbor, and the location of industry to this area—particularly steel mills and other large employers. The industrialization of the region during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries attracted workers, residents, and residential and commercial development to the South Deering, South Chicago, and Calumet Heights communities. Commercial Avenue emerged as an important business center and shopping district with a concentration of activity between 88<sup>th</sup> and 93<sup>rd</sup> Streets. Similar to other developing areas throughout the City, population grew significantly in the 1920s and again in the 1940s/1950s due primarily to the expansion of the steel mills and increasing construction of single-family homes. The decline and ultimate closing of steel mills and manufacturing businesses from the 1970s through 1990s (most significantly the South Works steel mill in 1992) had significant and devastating impacts on workers, residents, and businesses of these communities. The loss of businesses and employment has contributed to a decline in population, residential investment and commercial activity for the area's communities. Due to these impacts, as well as the more recent suburban and urban "power center" retail development trends, Commercial Avenue lost a number of businesses over the last couple of decades including national retailers and department stores. The loss of such anchor retailers and businesses has significantly reduced the community-wide and regional area functions of this shopping district.

The Project Area can be described as a system of corridors that serves the surrounding neighborhoods in a variety of functions, including the provision of fundamental arterial access and traffic circulation.

- Commercial Avenue is a "mixed-use" corridor that includes commercial, office, residential, institutional and light industrial uses. However, the portion of Commercial Avenue south of 95<sup>th</sup> Street is primarily residential with some non-residential uses interspersed or clustered at a few locations.
- The portion of the Project Area radiating from 92<sup>nd</sup> Street/South Chicago Avenue contains a dense mix of commercial uses in some of the Project Area's oldest buildings.
- South Chicago Avenue and 95<sup>th</sup> Street contain primarily commercial and light industrial uses with a scattering of public uses and generally incompatible low-density residential

- uses—all of which have struggled with the difficulty of adjacent rail rights-of-way and the Chicago Skyway right-of-way which confine development options along these corridors.
- The 83<sup>rd</sup> Street corridor is characterized as a neighborhood mixed-use area with a patchwork of residential buildings, small commercial businesses, and converted storefront non-retail uses.

Throughout the Project Area some buildings have been razed due to chronic vacancies and severe deterioration while other remaining buildings continue to exhibit signs of disinvestment and deterioration. The Project Area also contains a number of vacant lots and a few small, undeveloped areas.

Despite the problem conditions that exist, there are a number of amenities to be found in the Project Area, including a number of structures with historical or architectural interest. These buildings serve as historical markers of the past and examples of quality construction and unique design, although several currently exhibit deteriorating conditions. Fourteen buildings in the Project Area have been identified in the Chicago Historical Resources Survey, which is administered by the Landmarks Division of the City Department of Planning and Development. This Redevelopment Plan recognizes the historic importance of these buildings as contributing to the interest and integrity of the Project Area. These properties are listed in Table 1.

**Table 1. Buildings With Architectural or Historical Interest**

Address	Historic Name	Date	Architect
8738 S. Commercial Ave		n/a	n/a
8750-8760 S. Commercial	Immaculate Conception Church	1898	Martin Carr
8856 S. Commercial Ave		n/a	n/a
8930 S. Commercial Ave		n/a	n/a
8933-8935 S. Commercial*	People's Gas South Chicago Store	1925	Von Holst & Elmslie
8934 S. Commercial Ave		n/a	n/a
8952 S. Commercial Ave**		1905	Franz Roy
8956 S. Commercial Ave		n/a	n/a
9001 S. Commercial Ave		n/a	n/a
9021 S. Commercial Ave		n/a	n/a
9041 S. Commercial Ave		n/a	n/a
9117 S. Commercial Ave**	Calumet National Bank	1909	n/a
9232 S. Commercial Ave		1895	n/a
9807 S. Commercial Ave**	St. Michael Serbian Orthodox. Church	1926	Franz Roy

\* City of Chicago Landmark

\*\* Orange Properties on City of Chicago Historic Resources Survey

Other amenities and strengths of the Project Area, include:

- The Project Area is well served by public transportation with Metra stations at 83rd Street, 87<sup>th</sup> Street and 93rd Street.
- The historic role of Commercial Avenue as the primary business district for the southeast side.
- Anchor businesses, public uses and community institutions remain along and surrounding each of the Commercial Avenue, South Chicago Avenue, 83<sup>rd</sup> Street and 95<sup>th</sup> Street corridors.

- Recreational opportunities are easily accessible at community area parks, including Bessemer, Russell Square, Eckersall, Dougherty, Pine, Bradley and Veteran's Parks.
- Continued presence and commitment of local financial institutions.
- Numerous well-established and active community-based organizations.
- Proximity of several sound, well-maintained neighborhoods.

The Project Area as a whole has not been subject to growth and development through investment by the private sector. Evidence of this lack of growth and development is detailed in *Section VI* of this Redevelopment Plan and summarized below.

- Of the 579 buildings in the Project Area, 400 (69%) are classified as deteriorating.
- There are 99 vacant parcels or sites in the Project Area constituting approximately 65 acres (23.9 percent) of the net Project Area acreage (not including public rights-of-way for streets or alleys).
- Of the 579 buildings in the Project Area, 540 (93 percent) are 35 years of age or older—which means that only 39 buildings (7 percent) were built since 1966.
- Between 1995 and 2000, the total Equalized Assessed Valuation (the "EAV") of the Project Area has decreased in *two* of the last five calendar years for which data is available;
- Between 1995 and 2000, the EAV of the Project Area has lagged behind that of the balance of the City for *four* of the last five calendar years.
- Between 1995 and 2000, the EAV of the Project Area increased from \$36,157,719 to \$41,906,385, an increase of \$5.7 million (15.9 percent), which translates to an average annual rate of 2.99 percent. Over the same period, the EAV for the balance of the City increased by \$10.1 billion (33.3 percent), which translates to an average annual rate of 5.91 percent (nearly double the average annual growth rate of the Project Area).
- The average annual total value of building permits issued within the Project Area for the five full years between 1996 to 2000 was \$1.4 million—or only 2.3 percent of the Project Area's total market value for assessment purposes in 2000 (approximately \$61,893,532).

The Project Area is characterized by dilapidation, obsolescence, deterioration, structures below minimum code standards, excessive vacancies, excessive land coverage and overcrowding of structures and community facilities, deleterious land use or layout, lagging EAV and an overall lack of community planning. While some newer development has occurred in a limited number of blocks of the Project Area, these overall declining physical and economic conditions continue to impede the growth, development and overall revitalization of the Project Area from occurring in a timely, coordinated, and comprehensive manner.

Without the intervention of the City and the adoption of Tax Increment Financing and this Redevelopment Plan, the Project Area would not reasonably be expected to be redeveloped and revitalized.

## ***B. Tax Increment Financing***

In January 1977, Tax Increment Financing ("TIF") was authorized by the Illinois General Assembly through passage of the Act. The Act provides a means for municipalities, after the approval of a redevelopment plan and project, to redevelop blighted, conservation, or industrial park conservation areas and to finance eligible "redevelopment project costs" with incremental property tax revenues. "Incremental Property Tax" or "Incremental Property Taxes" are derived from the increase in the current EAV of real property within the redevelopment project area over and above the "Certified Initial EAV" of such real property. Any increase in EAV is then multiplied by the current tax rate to arrive at the Incremental Property Taxes. A decline in current EAV does not result in a negative Incremental Property Tax.

To finance redevelopment project costs, a municipality may issue obligations secured by Incremental Property Taxes to be generated within the redevelopment project area. In addition, a municipality may pledge towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge.

Tax increment financing does not generate tax revenues. This financing mechanism allows the municipality to capture, for a certain number of years, the new tax revenues produced by the enhanced valuation of properties resulting from the municipality's redevelopment program, improvements and activities, various redevelopment projects, and the reassessment of properties. This revenue is then reinvested in the area through rehabilitation, developer subsidies, public improvements and other eligible redevelopment activities. Under TIF, all taxing districts continue to receive property taxes levied on the initial valuation of properties within the redevelopment project area. Additionally, taxing districts can receive distributions of excess Incremental Property Taxes when annual Incremental Property Taxes received exceed principal and interest obligations for that year and redevelopment project costs necessary to implement the redevelopment plan have been paid. Taxing districts also benefit from the increased property tax base after redevelopment project costs and obligations are paid.

## ***C. The Redevelopment Plan for the Commercial Avenue Tax Increment Financing Redevelopment Project Area***

As evidenced in *Section VI* of this Redevelopment Plan, the Project Area as a whole has not been subject to growth and development through private investment. Furthermore, it is not reasonable to expect that the Project Area as a whole will be redeveloped without the use of TIF.

The Redevelopment Plan summarizes the analyses and findings of TPAP's work, which, unless otherwise noted, is the responsibility of TPAP. The City is entitled to rely on the findings and conclusions of this Plan in designating the Project Area as a redevelopment project area under the Act. TPAP has prepared the Redevelopment Plan and the related Eligibility Study with the understanding that the City would rely on (i) the findings and conclusions of the Redevelopment Plan and the related Eligibility Study in proceeding with the designation of the Project Area as a redevelopment project area under the Act and adoption of the Redevelopment Plan, and (ii) the fact

that TPAP has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the Act.

This Redevelopment Plan has been formulated in accordance with the provisions of the Act and is intended to guide improvements and activities within the Project Area to stimulate private investment in the Project Area. The goal of the City, through implementation of this Redevelopment Plan, is that the entire Project Area be revitalized on a comprehensive and planned basis to ensure that private investment in rehabilitation and new development occurs:

1. On a coordinated rather than piecemeal basis to ensure that land use, access and circulation, parking, public services and urban design are functionally integrated and meet present-day principles and standards of development and urban planning;
2. On a reasonable, comprehensive and integrated basis to ensure that the conservation area factors are eliminated; and
3. Within a reasonable and defined time period so that the Project Area may contribute productively to the economic vitality of the City.

Redevelopment of the Project Area will constitute a complex endeavor. The success of this redevelopment effort will depend to a large extent on the cooperation between the private sector and agencies of local government. Adoption of this Redevelopment Plan will make possible the implementation of a comprehensive program for redevelopment of the Project Area. By means of public investment, the Project Area can become a stable environment that will attract new private investment. Public investment will set the stage for redevelopment by the private sector. Through this Redevelopment Plan, the City will provide a basis for directing the assets and energies of the private sector to ensure a unified and cooperative public-private redevelopment effort.

This Redevelopment Plan sets forth the overall "Redevelopment Project" to be undertaken to accomplish the City's above-stated goals. During implementation of the Redevelopment Project, the City may, from time to time: (i) undertake or cause to be undertaken public improvements and other redevelopment project activities authorized under the Act; and (ii) enter into redevelopment agreements and intergovernmental agreements with private or public entities to construct, rehabilitate, renovate or restore private improvements and undertake other redevelopment project activities authorized under the Act on one or several parcels (items (i) and (ii) are collectively referred to as "Redevelopment Projects").

This Redevelopment Plan specifically describes the Project Area and summarizes the factors which qualify the Project Area as a "conservation area" as defined in the Act.

Successful implementation of this Redevelopment Plan requires that the City utilize Incremental Property Taxes and other resources in accordance with the Act to stimulate the comprehensive and coordinated development of the Project Area. Only through the utilization of TIF will the Project Area develop on a comprehensive and coordinated basis, thereby eliminating conservation area conditions which have limited development of the Project Area by the private sector.

The use of Incremental Property Taxes will permit the City to direct, implement and coordinate public improvements and activities to stimulate private investment within the Project Area. These

improvements, activities and investments will benefit the City, its residents, and all taxing districts having jurisdiction over the Project Area. These anticipated benefits include:

- Elimination of problem conditions and negative influences in the Project Area as well as a general physical improvement and upgrading of properties and infrastructure;
- Complementary and coordinated development along the four main corridors of the Project Area, incorporating strategic new commercial, residential, institutional and light industrial development;
- Increased opportunities for affordable rental and for sale housing within the Project Area;
- An increase in construction, business, retail, commercial, and other full-time employment opportunities for existing and future residents of the City;
- Improved image and identity as the business heart of the southeast side of the City;
- An enhanced economic base arising from new business and residential development, rehabilitation of existing buildings and returning vacant tax-exempt properties to the tax rolls; and
- The expansion and improvement of public facilities.

## II. LEGAL DESCRIPTION AND PROJECT BOUNDARY

The boundaries of the Project Area have been drawn to include only those contiguous parcels of real property and improvements substantially benefited by the proposed Redevelopment Project to be undertaken as part of this Redevelopment Plan. The boundaries of the Project Area are shown in Figure 1, *Project Area Boundary*, and are generally described below:

The Project Area includes the Commercial Avenue frontage bounded by 84<sup>th</sup> Street on the north and 104<sup>th</sup> Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91<sup>st</sup> Street on the north, the B & O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B & O rail right-of-way on the east from 97<sup>th</sup> Street on the north to 100<sup>th</sup> Street on the south; 83<sup>rd</sup> Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83<sup>rd</sup> Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95<sup>th</sup> Street on the south; 95<sup>th</sup> Street frontage from Jeffrey Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95<sup>th</sup> Street on the north, 97<sup>th</sup> Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101<sup>st</sup> Street on the north and 104<sup>th</sup> Street on the south.

The legal description of the Project Area is attached to this Redevelopment Plan as Exhibit I.

### **III. ELIGIBILITY CONDITIONS**

The results summarized in this section are more fully described in the Eligibility Study, a separate report prepared by TPAP that presents the definitions, application and extent of the conservation factors in the Project Area. The Eligibility Study is attached as Exhibit V to this Redevelopment Plan.

#### ***A. Summary of Project Area Eligibility***

Based upon surveys, inspections and analyses of the Project Area, the Project Area qualifies as a "conservation area" within the requirements of the Act. Over 50 percent of the buildings in the Project Area are 35 years of age or older. The Project Area is characterized by the presence of a combination of three or more of the conservation factors listed in the Act, rendering the Project Area detrimental to the public safety, health and welfare of the citizens of the City. Specifically, the Eligibility Study finds that:

- Of the total 579 buildings within the 108 full and partial blocks, 540 (or 93 percent) are 35 years of age or older.
- Of the 13 factors set forth in the Act for conservation areas, nine factors are found to be present.
- Of the nine factors present, six are present to a meaningful extent and reasonably distributed throughout the Project Area. These factors include: obsolescence; deterioration; structures below minimum code standards; deleterious land use or layout; lack of community planning; and a lagging rate of growth of total EAV.
- Of the nine factors present, three are present to a limited extent and reasonably distributed throughout the Project Area. These factors include: dilapidation, excessive vacancies, and excessive land coverage and overcrowding of structures and community facilities.
- The Project Area includes only real property and improvements thereon that will be substantially benefited by the proposed redevelopment project improvements.

#### ***B. Surveys and Analyses Conducted***

The conservation factors documented in the Project Area are based upon surveys and analyses conducted by TPAP. The surveys and analyses conducted for the Project Area include:

1. Exterior survey of the condition and use of each building;
2. Field survey of conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of existing uses within the Project Area and their relationships to surroundings;
4. Comparison of current land use to the current City of Chicago zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;

8. Review of previously prepared plans, studies and data for the area encompassed by the Project Area;
9. Review of City of Chicago sewer and water maps;
10. Analysis of City of Chicago building permit data from 1996 to 2000; and
11. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1995 to 2000.

## **IV. REDEVELOPMENT GOALS AND OBJECTIVES**

Comprehensive and coordinated investment in new public and private improvements and facilities is essential for the successful redevelopment of the Project Area and the elimination of conditions that have impeded redevelopment of the Project Area in the past. Redevelopment of the Project Area will benefit the City through improvements in the physical environment, an increased tax base, and additional employment opportunities.

This section identifies the general goals and objectives adopted by the City for redevelopment of the Project Area. *Section V* of this Redevelopment Plan presents more specific objectives for development and design within the Project Area and the redevelopment activities that the City plans to undertake to achieve the goals and objectives presented in this section.

### ***A. General Goals***

Listed below are the general goals adopted by the City for redevelopment of the Project Area. These goals provide overall focus and direction for this Redevelopment Plan.

1. An improved quality of life in the Project Area and the surrounding community.
2. The elimination of the influences and manifestations of physical and economic deterioration and obsolescence within the Project Area.
3. An environment which will contribute more positively to the health, safety and general welfare for residents in the Project Area and the surrounding community.
4. The improvement of the Project Area as a system of urban corridors including commercial, retail, light industrial and residential land uses to provide for living, shopping, entertainment/cultural, and employment needs of area residents.
5. A mix of housing styles, rental costs and sale prices, and densities that meets the needs of the South Chicago, Calumet Heights and South Deering communities, including rental and ownership opportunities at market rates as well as for very low-, low- and moderate-income residents.
6. An improved transportation and street circulation system that provides for the safe and efficient movement of vehicles and pedestrians while enhancing and reinforcing development patterns along the major corridors.
7. The retention and enhancement of economically sound and viable existing businesses and industries within the Project Area.
8. The attraction of complementary new commercial and business development to supplement existing businesses and create new job opportunities within the Project Area.
9. An environment which will preserve or enhance the value of properties within and adjacent to the Project Area, improving the real estate and sales tax base for the City and other taxing districts having jurisdiction over the Project Area.

10. The attraction of new employers to the Project Area that provide living wage salaries (wages above poverty level thresholds adjusted for family size) and employment of residents within and surrounding the Project Area.
11. The preservation and enhancement of historic or architecturally significant buildings in the Project Area.

### ***B. Redevelopment Objectives***

Listed below are the redevelopment objectives which will guide actions and improvements regarding redevelopment within the Project Area.

1. Reduce or eliminate those conditions that qualify the Project Area as a conservation area as documented in the Eligibility Study.
2. Strengthen the economic well being of the Project Area by returning vacant and underutilized properties to the tax rolls.
3. Create an environment that stimulates private investment in the upgrading and expansion of existing businesses and the construction of complementary new businesses and commercial enterprises that serve the needs of the community.
4. Provide needed incentives to encourage a broad range of improvements in business retention, rehabilitation and new development utilizing available urban planning and economic development tools, particularly those designed to assist small businesses.
5. Support the development of new housing, including single-family homes, for rental and for-sale units at market rate and for low- and very low-income households, and mixed-use and mixed-density projects consistent with the Act.
6. Provide improvements and facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities.
7. Ensure that residents of the Project Area are given priority in taking advantage of new housing opportunities.
8. Assemble or encourage the assembly of land into parcels of appropriate shape and sufficient size for redevelopment in accordance with this Redevelopment Plan.
9. Encourage safe, efficient, and convenient transportation routes and access, including promoting pedestrian access wherever possible.
10. Promote cooperative parking arrangements that would permit the use of parking lots during off-peak periods by other users.
11. Create adequate off-street parking to meet existing and anticipated requirements in the Project Area.
12. Encourage visually attractive buildings, rights-of-way and open spaces and encourage high standards of design.

13. Encourage the rehabilitation and re-use of historic and/or architecturally significant buildings.
14. Upgrade public utilities, infrastructure and streets, including streetscape and beautification projects and improvements to open space and schools.
15. Encourage improvements in accessibility for people with disabilities.
16. Establish job readiness and job training programs to provide residents within and surrounding the Project Area with the skills necessary to secure living wage jobs in the Project Area and in adjacent redevelopment project areas.
17. Create job opportunities for City residents utilizing the most current hiring programs and appropriate job training programs.
18. Provide opportunities for women-owned, minority-owned and local businesses and local residents to share in the redevelopment of the Project Area, including employment and construction opportunities.

## V. REDEVELOPMENT PROJECT

This section presents the Redevelopment Project anticipated to be undertaken by the City and by other public and private entities on behalf of the City in furtherance of this Redevelopment Plan. Several previous plans, reports and policies have been reviewed and form the basis for some of the recommendations presented in this Redevelopment Plan, including: *From Steeltown to Hometown: A New Era for South Chicago & South Works (1999)*; *92<sup>nd</sup>-Commercial Avenue Redevelopment Area Plan and Designation Report (1997)*; *Commercial Avenue Business District Study (1991)*; and *Market Potential and Policy Recommendations Commercial Avenue-87<sup>th</sup> to 90<sup>th</sup> Streets (1996)*.

The Redevelopment Project described in this Redevelopment Plan and pursuant to the Act includes: a) the overall redevelopment concept; b) the land use plan; c) development and design objectives; d) a description of redevelopment improvements and activities; e) estimated redevelopment project costs; f) a description of sources of funds to pay estimated redevelopment project costs; g) a description of obligations that may be issued; and h) identification of the most recent EAV of properties in the Project Area and an estimate of future EAV.

### A. Overall Redevelopment Concept

The Project Area should be improved and coordinated as a system of corridors that serves the neighborhoods that surround the Project Area. It should include distinctive, yet inter-related, areas consisting of residential, commercial, public or private institutional and light industrial uses offering a range of development opportunities; business uses that serve and support surrounding neighborhoods and employment centers; commercial and light industrial uses that encourage entrepreneurial development and provide employment opportunities; and a range of public and institutional facilities, open space and pedestrian amenities. The predominant land uses of the Project Area corridors should reinforce existing development patterns, but also stimulate redevelopment of vacant, underutilized or incompatible properties for new uses.

The Project Area should be redeveloped on a planned and coordinated basis so that corridors serve as links between various parts of the neighborhoods and overall community areas. Within the Project Area, opportunities for high quality, in-fill residential development should be promoted as well as the build-out of larger planned development residential areas; viable existing businesses should be retained and enhanced; new commercial and light industrial business development should be undertaken at appropriate locations on vacant or underutilized properties; and institutional, entertainment/cultural, and retail development should be undertaken in appropriate locations on existing vacant or underutilized properties within the Project Area. New residential development should be compatible in design, scale, density, and setback with the existing residential uses.

The entire Project Area should be marked by general physical improvements and upgrading of properties and infrastructure, upgrading of residential neighborhoods, job retention and creation, improvement and expansion of existing businesses, new business development, and enhancement of the area's overall image and appearance. Improvement projects should include: the rehabilitation and reuse of existing sound residential and commercial buildings; new residential, commercial, and light industrial construction; street and infrastructure improvements; creation and enhancement of

open space, landscaping and other aesthetic and beautification improvements; and the provision of new recreational, cultural, and community facilities and amenities beneficial to both residents and businesses.

The Project Area should maintain good accessibility and should continue to be served by a street system and public transportation facilities that provide safe and convenient access to and circulation within the Project Area.

The Project Area should have well-planned and coordinated urban design features which contribute positively to neighborhood-area character. Individual developments should be visually distinctive and compatible with the general development pattern and urban design features of the block(s) within which it is located and/or overall streetscape. The Project Area should respect the City's traditional form characterized by a grid pattern of streets in which buildings face the street, residential properties are developed with consistent setbacks and commercial developments are situated at or very near the front property line.

## ***B. Land Use Plan***

The proposed Land Use Plan calls for the Project Area to be improved and coordinated as a cohesive system of urban corridors that anchors and supports the living, shopping, employment, and community needs of the surrounding urban neighborhoods surrounding the Project Area. The Land Use Plan provides sites for a range of housing types, concentrations of commercial development, mixed-use areas combining commercial, residential, and institutional uses, concentrations of light industrial development, institutional development and open space. To minimize conflicts between different land uses, the various land uses should be arranged and located so that, at a minimum, there is a sensitive transition between residential and non-residential developments.

Residential, commercial, mixed-use, light industrial and related community uses, such as public and private institutional uses, should be encouraged within the Commercial Avenue Redevelopment Project Area as shown in the figure labeled *Land Use Plan*. All development should comply with the overall Redevelopment Plan objectives for the Commercial Avenue Redevelopment Project Area and the applicable provisions set forth in the Chicago Zoning Ordinance, and all other relevant City ordinances and development guidelines.

The Land Use Plan identifies the land uses to be in effect upon adoption of the Redevelopment Plan. The Land Use Plan designates four general land use categories within the Project Area.

- **Mixed Use**— The Project Area should include a mix of retail, office, commercial, institutional, residential, parks/open space and low-impact employment uses along 83<sup>rd</sup> Street, along Commercial Avenue (generally between Baltimore Avenue and 98<sup>th</sup> Street, along the southern frontage of 95<sup>th</sup> Street, along South Chicago Avenue (except the western frontage north of Marquette Avenue), and the area generally bounded by 91<sup>st</sup> Street, South Chicago Avenue, and the alley east of Baltimore Avenue.

The mixed-use portion of the Project Area centered at 92<sup>nd</sup> Street and Commercial Avenue (and generally bounded by 90<sup>th</sup> Street and Houston, South Chicago and Exchange Avenues) should serve as a business-retail node of the Project Area and include primarily business-retail uses that provide for a complementary mix of business-retail goods and services and support this area as an urban, pedestrian-oriented retail and business center serving surrounding neighborhoods.

Other portions of this mixed-use area of the Project Area should include primarily neighborhood-oriented retail, commercial service, residential and institutional uses. These types of uses should be located along 83<sup>rd</sup> Street, along the northern portion of South Chicago Avenue (north of 89<sup>th</sup> Street), along Commercial Avenue between 87<sup>th</sup> and 90<sup>th</sup> Streets and between 95<sup>th</sup> and 98<sup>th</sup> Streets (east side of street only between 95<sup>th</sup> and 96<sup>th</sup> Streets), and within an area east of Commercial Avenue and generally bounded by Houston Avenue, 91<sup>st</sup> Street, Baltimore Avenue, and South Chicago Avenue. Residential uses may include single-family, multi-unit and mixed-use developments.

The mixed-use area of the Project Area should also include commercial uses that entail less comparison or multi-stop shopping and serve more automobile-oriented businesses. These types of uses should be located along Commercial Avenue from 87<sup>th</sup> Street to the intersection of Commercial Avenue with Baltimore Avenue, along South Chicago Avenue from Commercial Avenue to Marquette Avenue and along the south side of 95<sup>th</sup> Street.

Parks and private or public open space should be retained, including Pine Park, and located where appropriate.

- **Residential**--The Project Area should reinforce established residential areas and include residential uses generally along the west side of Commercial Avenue between 95<sup>th</sup> and 96<sup>th</sup> Streets (parcels fronting Commercial Avenue), within the blocks along Marquette Avenue between 95<sup>th</sup> and 97<sup>th</sup> Streets, along Baltimore Avenue between Burnham Avenue and Commercial Avenue, within the area centered along Commercial Avenue from 98<sup>th</sup> Street to 102<sup>nd</sup> Street (including the adjacent area east of Houston Avenue and south of 97<sup>th</sup> Street), along the west side of Commercial Avenue south of 103<sup>rd</sup> Street, and within the blocks east of Escanaba Boulevard between 101<sup>st</sup> and 103<sup>rd</sup> Streets. Residential uses may include single-family and multi-unit developments.
- **Industrial/Commercial**—The Project Area should include locations for commercial and light industrial uses in areas already established for such uses or with sufficient vacant and underutilized parcels that new commercial or light industrial development is possible based on contemporary requirements for parking, loading, and service access, including the north side of 95<sup>th</sup> Street, the west side of South Chicago Avenue (north of Marquette Avenue), and along the east side of Commercial Avenue south of 102<sup>nd</sup> Street.
- **Parks/Open Space**—The Project Area should retain space dedicated to parks/open space which includes Bessemer Park.

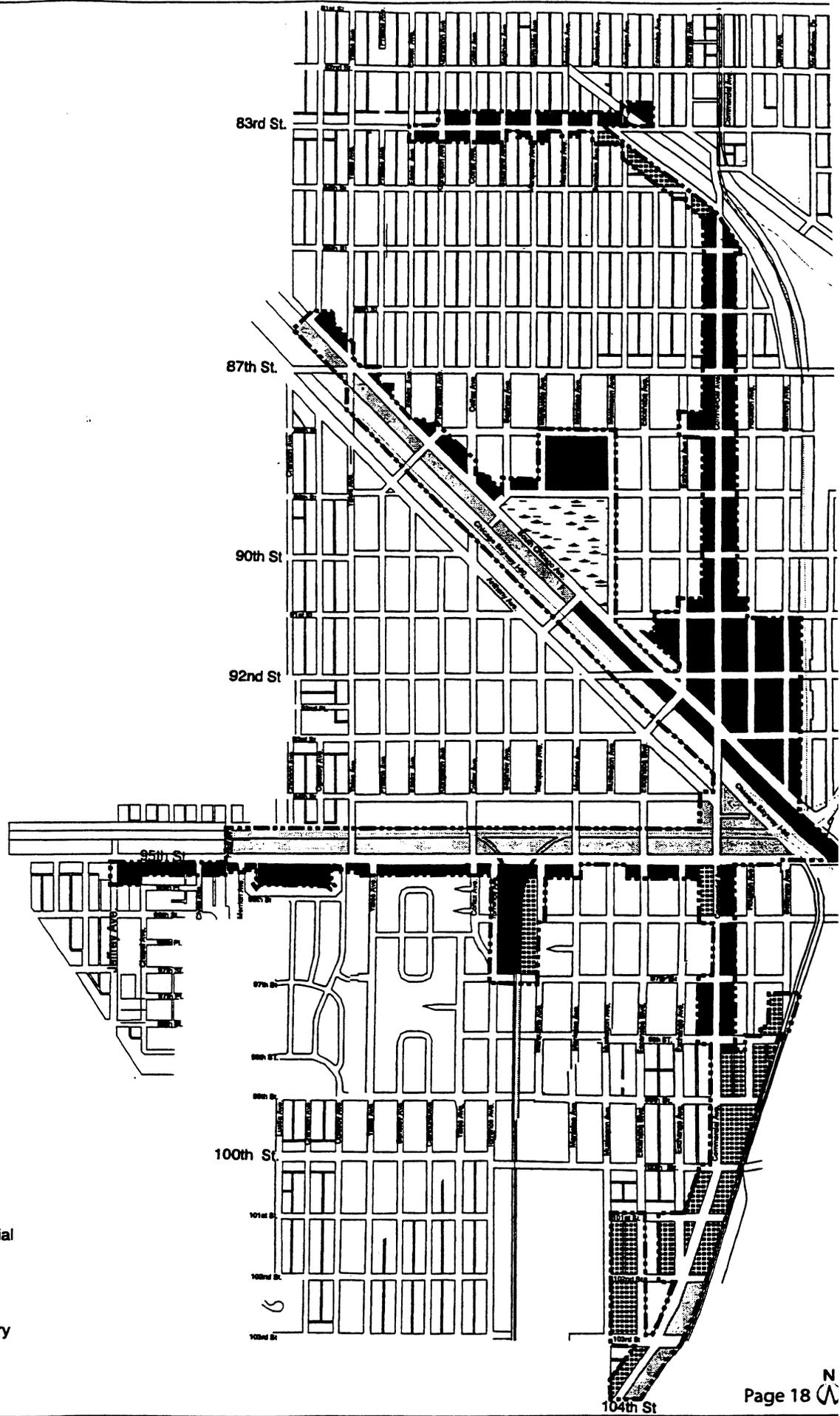


Figure 2  
Land Use Plan

## **C. Development And Design Objectives**

Listed below are the specific Development and Design Objectives which will assist the City in directing and coordinating public and private improvements and investment within the Project Area in order to achieve the general goals and objectives identified in *Section IV* of this Redevelopment Plan.

The Development and Design Objectives are intended to enhance and attract a variety of desirable uses such as new commercial and residential redevelopment; foster a consistent and coordinated development pattern; and revitalize the urban identity of the Project Area.

### **a) Land Use**

- Promote the Commercial Avenue, 83<sup>rd</sup> Street, 95<sup>th</sup> Street, and South Chicago Avenue corridors to be improved and coordinated as a cohesive system of urban corridors that provide a range and complementary mix of retail, commercial, business, residential, institutional, open space and entertainment uses.
- Encourage quality and compatible new housing development within selected blocks to accommodate a mix of housing types and household income levels.
- Encourage a critical mass of similar and supporting commercial uses to promote cumulative attraction at key locations in the business-retail core.
- Establish neighborhood commercial nodes at key locations in areas that provide for a mix of retail, business and residential uses to serve the day-to-day needs of residents, employees, and businesses.
- Encourage retail, entertainment, and restaurant uses on the ground floors of mixed-use buildings, where feasible and appropriate, to maintain and enhance a pedestrian-oriented environment of the business-retail core.
- Stimulate the development of commercial and light industrial uses in locations that provide sufficient land area to provide for contemporary parking, service and access requirements as well as to ensure adequate buffers from residential uses.
- Provide for sensitive transitions from industrial land uses and provide significant spatial and landscaping buffers between new industrial development and adjacent or nearby residential and commercial uses.

### **b) Building and Site Development**

- Reinforce Chicago's traditional commercial development pattern in which buildings are oriented to the street and situated at or near the sidewalk line.
- Repair and rehabilitate existing buildings in deteriorated condition.
- Reuse vacant and underutilized buildings in serviceable condition for new businesses, residential uses, or mixed-use development.

- Promote coordinated and consistent design and appearance standards of commercial storefronts through attention to facade treatment, lighting, color, materials, awnings and canopies, and commercial signage.
- Ensure that private development and redevelopment improvements to site and streetscapes are consistent with public improvements goals and plans.
- Maintain and preserve buildings with historic and architectural interest.
- Locate building service and loading areas away from front entrances and major streets where possible.
- Encourage parking, service, loading and support facilities that can be shared by multiple businesses and/or residential buildings with no on-site parking.
- Address abatement and/or remediation of environmental concerns or factors, as appropriate, prior to demolition or rehabilitation of buildings or redevelopment of sites.

**c) Transportation and Infrastructure**

- Ensure safe and convenient access and circulation within the Project Area for pedestrians.
- Minimize or alleviate traffic impacts of Project Area uses through strategic location of, or improvements to, loading, service, passenger drop-off or bus stop areas.
- Minimize conflicts between industrial traffic flow and adjacent or nearby commercial and residential land uses.
- Improve street surface conditions, street lighting, and traffic signalization.
- Upgrade public utilities and infrastructure as required.
- Maintain curb parking to serve the retail and commercial businesses.
- Ensure that the provision of off-street parking meets the minimum requirements of the City in new development and redevelopment projects.
- Encourage the development of shared, off-street parking areas to maximize commercial parking opportunities.

**d) Urban Design**

- Promote high quality and harmonious architectural, landscape and streetscape design that contributes to and complements the historic and architectural character of the Project Area.
- Provide new pedestrian-scale lighting, where appropriate.
- Enhance streetscape features of the Project Area, including benches, kiosks, trash receptacles and trees.
- Provide distinctive design features, including landscaping, signage, public art, or identifiers such as banners or historic markers, at gateway locations within the Project Area.

- Identify opportunities for increasing the amount of open space and promote sharing and creative uses of new or existing open space within the Project Area, which could include courtyards, eating areas, etc.
- Ensure that all streetscaping, landscaping and design materials comply with the City of Chicago Landscape Ordinance.

#### ***D. Redevelopment Improvements and Activities***

The City proposes to achieve its redevelopment goals and objectives for the Project Area through the use of public financing techniques including, but not limited to, tax increment financing, to undertake some or all of the activities and improvements authorized under the Act, including the activities and improvements described below. The City also maintains the flexibility to undertake additional activities and improvements authorized under the Act, if the need for activities or improvements change as redevelopment occurs in the Project Area.

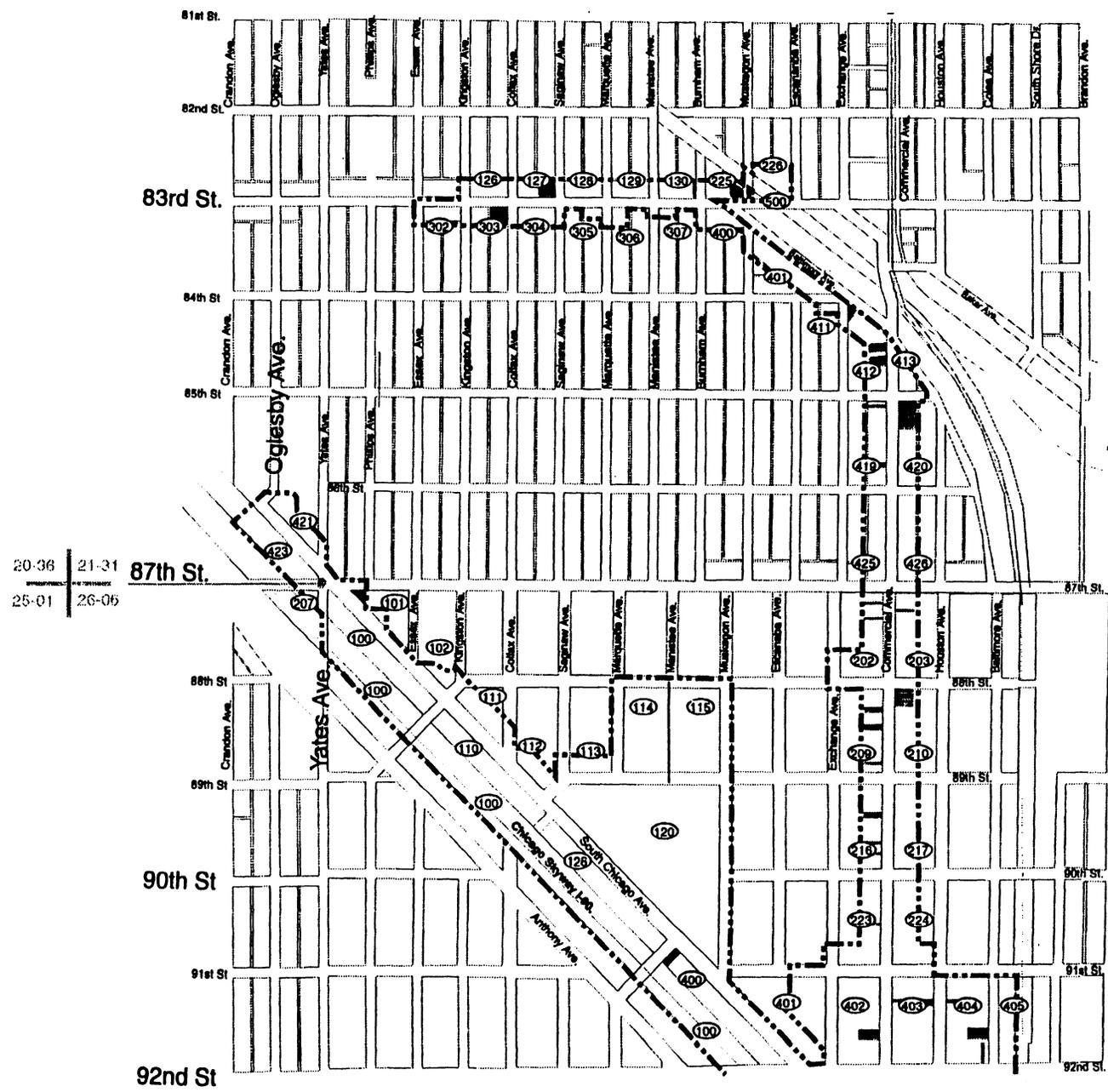
The City may enter into redevelopment agreements or intergovernmental agreements with public or private entities for the furtherance of this Redevelopment Plan to construct, rehabilitate, renovate or restore improvements for public or private facilities on one or several parcels or any other lawful purpose. Redevelopment agreements may contain terms and provisions that are more specific than the general principles set forth in this Redevelopment Plan and which include affordable housing requirements as described below.

Developers who receive TIF assistance for market-rate housing are to set aside 20 percent of the units to meet affordability criteria established by the City's Department of Housing or any successor agency. Generally, this means the affordable for-sale units should be priced at a level that is affordable to persons earning no more than 120 percent of the area median income, and affordable rental units should be affordable to persons earning no more than 80 percent of the area median income.

##### **1. Property Assembly**

Property acquisition and land assembly by the private sector in accordance with this Redevelopment Plan will be encouraged by the City. To meet the goals and objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the Project Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain or through the Tax Reactivation Program and may be for the purpose of: (a) sale, lease or conveyance to private developers or other public bodies; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

Figure 3, *Land Acquisition Overview Map*, indicates the parcels to be acquired for redevelopment in the Project Area. Exhibit IV, *Acquisition Sites by Block and Parcel Identification Number*, portrays the acquisition properties in more detail.



20-36	21-31
25-01	26-06

- 20-07 Section Number
- ⓪ Block Number
- - - Project Area Boundary
- Property to be Acquired

Figure 3a  
TIF Redevelopment Plan Land Acquisition Overview Map

25-01 | 26-06  
 25-12 | 26-07

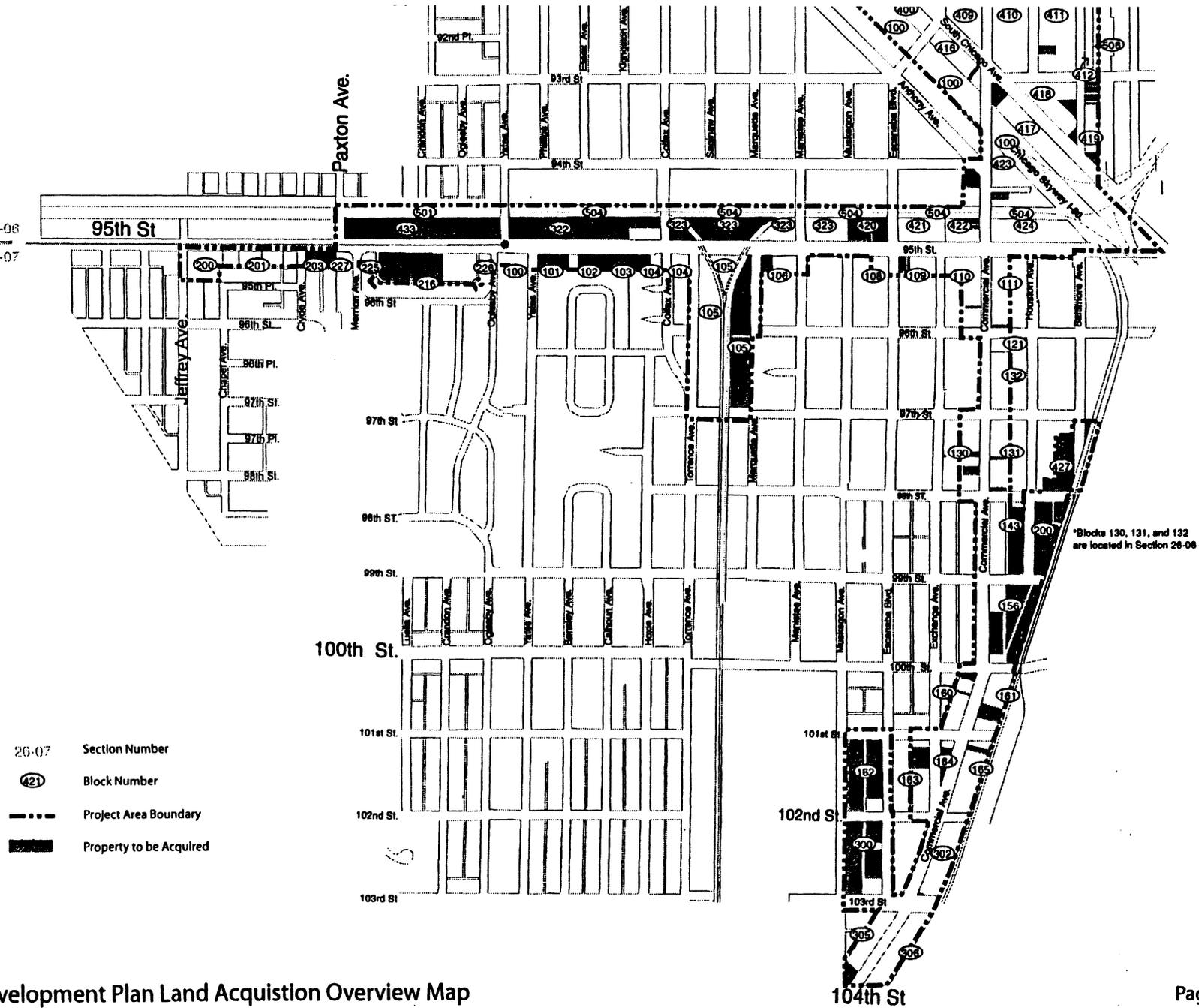


Figure 3b  
 TIFRedevelopment Plan Land Acquisition Overview Map

By adoption of the 92<sup>nd</sup>-*Commercial Redevelopment Plan* in 1997 and *Amendment No. 1 to the 92<sup>nd</sup> Commercial Redevelopment Plan* in 1997 (collectively referred to as the "Underlying Redevelopment Area Plan"), the City has established authority to acquire and assemble property. Properties to be acquired as identified in the Underlying Redevelopment Area Plan were carefully selected to cause minimal residential and business relocation. Sites that may be acquired include predominately vacant lots and abandoned, boarded, dilapidated and deteriorated structures. The list of parcels to be acquired pursuant to the Underlying Redevelopment Area Plan is depicted as Exhibit VII, *92<sup>nd</sup>-Commercial Redevelopment Plan Acquisition Map and Acquisition List by Address and Block and Parcel Identification Number* (as approved by amendment to the Underlying Redevelopment Area Plan on December 9, 1997). Included on the Underlying Redevelopment Area Plan's acquisition list and corresponding acquisition map are approximately 71 tax parcels that are located within the Commercial Avenue Project Area. Acquisition of any parcels on Exhibit VII will be carried out with the terms set forth in the Underlying Redevelopment Area Plan.

For properties described in Exhibit VII, the acquisition of occupied properties by the City shall commence within four years from the date of the publication of the ordinance approving the Underlying Redevelopment Area Plan or the date of the publication of the ordinance approving any amendment to the Underlying Redevelopment Area Plan that identifies properties to be acquired. Acquisition shall be deemed to have commenced with the sending of an offer letter. After the expiration of this four-year period, the City may acquire such property pursuant to the Redevelopment Plan under the Act according to its customary procedures as described in the preceding paragraph.

In connection with the City exercising its power to acquire real property not currently identified in Exhibit IV or Exhibit VII, including the exercise of the power of eminent domain, under the Act in implementing the Redevelopment Plan, the City will follow its customary procedures of having each such acquisition recommended by the Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Redevelopment Plan.

The City may demolish improvements, remove and grade soils and prepare sites with soils and materials suitable for new construction. Clearance and demolition will, to the greatest extent possible, be timed to coincide with redevelopment activities so that tracts of land do not remain vacant for extended periods and so that the adverse effects of clearance activities may be minimized.

The City or a private developer may (a) acquire any historic structure (whether a designated City or State landmark or listed on or eligible for nomination to the National Register of Historic Places); (b) demolish any non-historic feature of such structure; (c) demolish all or portions, as allowed by laws, of historic structures, if necessary, to implement a project that meets the goals and objectives of the Redevelopment Plan; and

(d) incorporate any historic structure or historic feature into a development on the subject property or adjoining property.

## **2. Relocation**

Relocation assistance may be provided to facilitate redevelopment of portions of the Project Area and to meet other City objectives. Businesses or households legally occupying properties to be acquired by the City subsequent to this Redevelopment Plan may be provided with relocation advisory and financial assistance as determined by the City. In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the Project Area.

As used in the above paragraph "low-income households", "very low-income households" and "affordable housing" shall have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of this Redevelopment Plan, these statutory terms are defined as follows: (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937; (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

## **3. Provision of Public Works or Improvements**

The City may provide (or assist other public bodies in providing) public improvements and facilities that are necessary to service the Project Area in accordance with this Redevelopment Plan and the comprehensive plan for development of the City as a whole. Public improvements and facilities may include, but are not limited to, the following:

a) ***Streets and Utilities***

A range of roadway, utility and related improvement projects, from repair and resurfacing to major construction or reconstruction, may be undertaken.

b) ***Parks and Open Space***

Improvements to existing or future open spaces and public plazas may be provided, including the construction of pedestrian walkways, lighting, landscaping and general beautification improvements that may be provided for the use of the general public.

c) ***Transportation Facilities***

Improvement and/or expansion of transit stations, bus routes and stops, bicycle lanes, and bicycle locking stations to support increases or changes in demand resulting from development of the Project Area.

4. **Rehabilitation of Existing Buildings**

The City will encourage the rehabilitation of buildings that are basically sound and/or historically or architecturally significant.

5. **Job Training and Related Educational Programs**

Programs designed to increase the skills of the labor force that would take advantage of the employment opportunities within the Project Area may be implemented.

6. **Day Care Services**

Incremental Property Taxes may be used to cover the cost of day care services and centers within the Project Area for children of low-income employees of Project Area businesses or institutions.

7. **Taxing Districts' Capital Costs**

The City may reimburse all or a portion of the costs incurred by certain taxing districts in the furtherance of the objectives of this Redevelopment Plan.

8. **Interest Subsidies**

Funds may be provided to redevelopers for a portion of interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

- (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
- (b) such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year;
- (c) if there are not sufficient funds available in the special tax allocation fund to make an interest payment, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

- (d) the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by a redeveloper for a redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
- (e) the cost limits set forth in subparagraphs (b) and (d) above shall be modified to permit payment of to 75 percent of interest costs incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.

**9. Affordable Housing**

Funds may be provided to developers for up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.

**10. Analysis, Administration, Studies, Surveys, Legal, etc.**

Under contracts that will run for three years or less (excluding contracts for architectural and engineering services which are not subject to such time limits) the City and/or private developers may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage this Redevelopment Plan.

***E. Redevelopment Project Costs***

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Redevelopment Plan (the "Redevelopment Project Costs").

**1. Eligible Redevelopment Project Costs**

Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Redevelopment Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The cost of marketing sites within the area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site

preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of "welfare to work" programs implemented by businesses located within the Project Area and such proposals that feature a community-based training program which ensures maximum reasonable opportunities for residents of the South Chicago, South Deering, and Calumet Heights Community Areas with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) Financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- i) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see Section V.D.2 above);
- j) Payment in lieu of taxes, as defined in the Act;
- k) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the

municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

- l) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project, plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and
  5. Up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- o) Up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-

income households, only the low- and very low-income units shall be eligible for benefits under the Act; and

- p) The cost of daycare services for children of employees from low-income families working for businesses located within the Project Area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the Project Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 *et. seq.*, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act. City of Chicago Special Service Area #5 is located within the Project Area and includes Commercial Avenue frontage from 87<sup>th</sup> Street on the north to 93<sup>rd</sup> Street on the south; 91<sup>st</sup> Street frontage from Exchange Avenue on the west to Houston Avenue on the east; and 92<sup>nd</sup> Street frontage from Exchange Avenue on the west to Houston Avenue on the east.

## **2. Estimated Redevelopment Project Costs**

A range of redevelopment activities and improvements will be required to implement this Redevelopment Plan. The activities and improvements and their estimated costs are set forth in Exhibit II, *Estimated Redevelopment Project Costs*, of this Redevelopment Plan. All estimates are based on 2002 dollars. Funds may be moved from one line item to another or to an eligible cost category described in this Redevelopment Plan at the City's discretion.

Redevelopment Project Costs described in this Redevelopment Plan are intended to provide an upper estimate of expenditures. Within this upper estimate, adjustments may be made in line items without amending this Redevelopment Plan, to the extent permitted by the Act.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the City Council of Chicago to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible Redevelopment Project Costs under the Redevelopment Plan to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Exhibit II or otherwise adjust the line items in Exhibit II without amendment to the Redevelopment Plan, to the extent permitted by the Act. In no instance,

however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Redevelopment Plan.

#### ***F. Sources of Funds to Pay Redevelopment Project Costs***

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the City may deem appropriate. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than Incremental Property Taxes, and the City may then be reimbursed from such costs from Incremental Property Taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Project Area is contiguous to the South Chicago Redevelopment Project Area on the east, the Lake Calumet Area Industrial Redevelopment Project Area on the east and on the south, and the 95<sup>th</sup> & Stony Island Redevelopment Project Area on the west and may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net Incremental Property Taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in this Redevelopment Plan.

The Project Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, et seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Project Area, the City may determine that it is in the best interests of the City and in furtherance of the purposes of the Redevelopment Plan that net revenues from the Project Area be made available to support any such redevelopment project areas and vice versa. The City therefore proposes to utilize net incremental revenues received from the Project Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Project Area and such areas. The amount of revenue from the Project Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Project Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Exhibit II of this Redevelopment Plan.

## ***G. Issuance of Obligations***

The City may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The Redevelopment Project shall be completed, and all obligations issued to finance Redevelopment Project Costs shall be retired, no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Redevelopment Plan in 2002, by December 31, 2026). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Project Area in the manner provided by the Act.

## ***H. Valuation of the Project Area***

### **1. Most Recent EAV of Properties in the Project Area**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Project Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and Incremental Property Taxes of the Project Area. The 2000 EAV of all taxable parcels in the Project Area is approximately \$41,906,385 (not taking into account values of exemptions granted under Cook County homeowner programs for tax year 2000). This total EAV amount by PIN is summarized in Exhibit III, *2000 Equalized Assessed Valuation by Tax Parcel*, of this Redevelopment Plan. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all Incremental Property Taxes in the Project Area will be calculated by Cook County.

## 2. Anticipated Equalized Assessed Valuation

By the tax year 2025 (collection year 2026) and following roadway and utility improvements, installation of additional and upgraded lighting, improved signage and landscaping, etc. and substantial completion of potential Redevelopment Projects, the EAV of the Project Area is estimated to be approximately \$97.5 million. This estimate is based on several key assumptions, including: 1) redevelopment of the Project Area will occur in a timely manner; 2) 110,000 square feet of new commercial space will be constructed for retail/office/commercial uses in the Project Area and occupied by 2012; 3) 200,000 square feet of new industrial space will be constructed for industrial uses in the Project Area and occupied by 2012; 4) 190 new single-family units will be constructed in the Project Area and occupied by 2012; 5) an estimated annual inflation in EAV of 2.5 percent will be realized through 2025; and 6) the five-year average Cook County state equalization factor of 2.1909 (average of tax years 1996 through 2000) is used in all years to calculate estimated EAV.

## VI. LACK OF GROWTH AND DEVELOPMENT THROUGH INVESTMENT BY PRIVATE ENTERPRISE

As described in *Section III* of this Redevelopment Plan, the Project Area as a whole is adversely impacted by the presence of numerous conservation factors, and these factors are reasonably distributed throughout the Project Area. Conservation factors within the Project Area represent major impediments to sound growth and development.

The decline of and the lack of private investment in the Project Area are evidenced by the following:

### Physical Condition of the Project Area

- Six conservation factors are present to a meaningful extent and reasonably distributed throughout the Project Area. These factors include: obsolescence; deterioration; structures below minimum code standards; deleterious land use or layout; lack of community planning; and a lagging rate of growth of total equalized assessed valuation.
- Three conservation factors are present to a limited extent and reasonably distributed throughout the Project Area. These factors include: dilapidation; excessive vacancies; and excessive land coverage and overcrowding of structures and community facilities.
- Of the 579 buildings in the Project Area, 400 (69 percent) are classified as deteriorating.
- There are 99 vacant parcels or sites in the Project Area constituting approximately 65 acres (23.9 percent) of the net Project Area acreage (not including public rights-of-way for streets or alleys).

### Lack of Investment and Growth by Private Enterprise

- Of the 579 buildings in the Project Area, 540 (93 percent) are 35 years of age or older—which means that only 39 buildings (7 percent) were built since 1966.
- Between 1995 and 2000, the total EAV of the Project Area has decreased in *two* of the last five calendar years for which data is available;
- Between 1995 and 2000, the EAV of the Project Area has lagged behind that of the balance of the City for *four* of the last five calendar years.
- Between 1995 and 2000, the EAV of the Project Area increased from \$36,157,719 to \$41,906,385, an increase of \$5.7 million (15.9 percent), which translates to an average annual rate of 2.99 percent. Over the same period, the EAV for the balance of the City increased by \$10.1 billion (33.3 percent), which translates to an average annual rate of 5.91 percent (nearly double the average annual growth rate of the Project Area).
- The average annual total value of building permits issued within the Project Area for the five full years between 1996 to 2000 was \$1.4 million—or only 2.3 percent of the Project Area's total market value for assessment purposes in 2000 (approximately \$61,893,532).

In summary, the Project Area qualifies under the Act as a conservation area, and is detrimental to the public safety, health, and welfare. The Project Area on the whole has not been subject to growth and development through investment by private enterprise. The Project Area would not reasonably be anticipated to be redeveloped without the adoption of this Redevelopment Plan for the Project Area.

## VII. FINANCIAL IMPACT

Without the adoption of the Redevelopment Plan and TIF, the Project Area is not reasonably expected to be redeveloped by private enterprise. In the absence of City-sponsored redevelopment initiatives, there is a prospect that conservation factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. In the absence of City-sponsored redevelopment initiatives, erosion of the assessed valuation of property in and outside of the Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

*Section V* of this Redevelopment Plan describes the comprehensive, area-wide Redevelopment Project proposed to be undertaken by the City to create an environment in which private investment can occur. The Redevelopment Project will be staged over a period of years consistent with local market conditions and available financial resources required to complete the various redevelopment improvements and activities as well as Redevelopment Projects set forth in this Redevelopment Plan. Successful implementation of this Redevelopment Plan is expected to result in new publicly and privately financed rehabilitation of buildings and new construction on a scale sufficient to eliminate problem conditions and to return the area to a long-term sound condition.

The Redevelopment Project is expected to have significant short- and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short-term, the City's effective use of TIF, through the encouragement of new development and redevelopment, can be expected to enhance the assessed value of existing properties in the Project Area, thereby enhancing the existing tax base for local taxing agencies. In the long-term, after the completion of all redevelopment improvements and activities, Redevelopment Projects and the payment of all Redevelopment Project Costs and municipal obligations, the taxing districts will benefit from the enhanced tax base that results from the increase in EAV caused by the Redevelopment Projects.

The Act requires an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Project Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development

## VIII. DEMAND ON TAXING DISTRICT SERVICES

The following major taxing districts presently levy taxes against properties located within the Project Area:

Cook County. The County has principal responsibility for the protection of persons and property, the provision of public health services and the maintenance of County highways.

Cook County Forest Preserve District. The Forest Preserve District is responsible for acquisition, restoration and management of lands for the purpose of protecting and preserving open space in the City and County for the education, pleasure and recreation of the public.

Metropolitan Water Reclamation District of Greater Chicago. This district provides the main trunk lines for the collection of waste water from cities, villages and towns, and for the treatment and disposal thereof.

South Cook County Mosquito Abatement District. The district provides mosquito abatement services to the City of Chicago and communities in southern Cook County.

Chicago Community College District 508. This district is a unit of the State of Illinois' system of public community colleges, whose objective is to meet the educational needs of residents of the City and other students seeking higher education programs and services.

Board of Education of the City of Chicago. General responsibilities of the Board of Education include the provision, maintenance and operations of educational facilities and the provision of educational services for kindergarten through twelfth grade. Bowen Magnet High School is the only Chicago public school facility located in the Project Area.

Chicago Park District. The Park District is responsible for the provision, maintenance and operation of park and recreational facilities throughout the City and for the provision of recreation programs. Bessemer Park and Pine Park are the two public parks located within the Project Area.

Chicago School Finance Authority. The Authority was created in 1980 to exercise oversight and control over the financial affairs of the Board of Education.

City of Chicago. The City is responsible for the provision of a wide range of municipal services, including: police and fire protection; capital improvements and maintenance; water supply and distribution; sanitation service; building, housing and zoning codes, etc.

City of Chicago Library Fund. General responsibilities of the Library Fund include the provision, maintenance and operation of the City's library facilities. There are no libraries within the boundaries of the Project Area.

In 1994, the Act was amended to require an assessment of any financial impact of the Project Area on, or any increased demand for services from, any taxing district affected by the Redevelopment Plan and a description of any program to address such financial impacts or increased demand. The

City intends to monitor development in the area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

### ***A. Impact of the Redevelopment Project***

The rehabilitation or replacement of underutilized properties with business, retail, residential, and other development may cause increased demand for services and/or capital improvements to be provided by the Metropolitan Water Reclamation District, the City, the Board of Education and the Chicago Park District. The estimated nature of these increased demands for services on these taxing districts are described below.

Metropolitan Water Reclamation District of Greater Chicago. The rehabilitation of or replacement of underutilized properties with new development may cause increased demand for the services and/or capital improvements provided by the Metropolitan Water Reclamation District.

City of Chicago. The replacement or rehabilitation of underutilized properties with new development may increase the demand for services and programs provided by the City, including police protection, fire protection, sanitary collection, recycling, etc.

Board of Education. The replacement or rehabilitation of underutilized properties with new residential development is likely to increase the demand for services and programs provided by the City. One Chicago Public School, Bowen Magnet High School, is located within the boundaries of the Project Area. This public high school, as well as the nearest public elementary and specialized schools are identified in Figure 4, *Public Facilities*.

Chicago Park District. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the Chicago Park District within and adjacent to the Project Area. These public services or capital improvements may include, but are not necessarily limited to, the provision of additional open spaces and recreational facilities by the Chicago Park District. There are two public parks, Bessemer Park and Pine Park, located within the Project Area. The nearest parks within approximately one-half mile are identified in Figure 4, *Public Facilities*.

City of Chicago Library Fund. The replacement or rehabilitation of underutilized properties with residential, commercial, business and other development is likely to increase the demand for services, programs and capital improvements provided by the City of Chicago Library Fund. The South Chicago Branch library at 9055 S. Houston is centrally located and adjacent to the Project Area.

-  Post Office
-  Fire Station
-  South Chicago Library
-  Train Stations
  - 1 93rd Street Station
  - 2 87th Street Station
  - 3 83rd Street Station
-  Parks
  - 1 Eckersall Park
  - 2 Eckersall Stadium
  - 3 Russell Square Park
  - 4 Bessemer Park
  - 5 Dougherty Park
  - 6 Pine Park
  - 7 Bradley Park
  - 8 Veteran's Park
-  Schools
  - A Coles Elementary School
  - B Las Casas Occupational High School
  - C Ninos Heroes Community Academy
  - D Hoyne Elementary School
  - E Bowen Magnet High School
  - F Mireles Academy
  - G Warren Elementary School
  - H Buckingham Special Education School
  - I Burnham Academy
  - J Anthony Branch Elementary School
  - K Marsh Elementary School

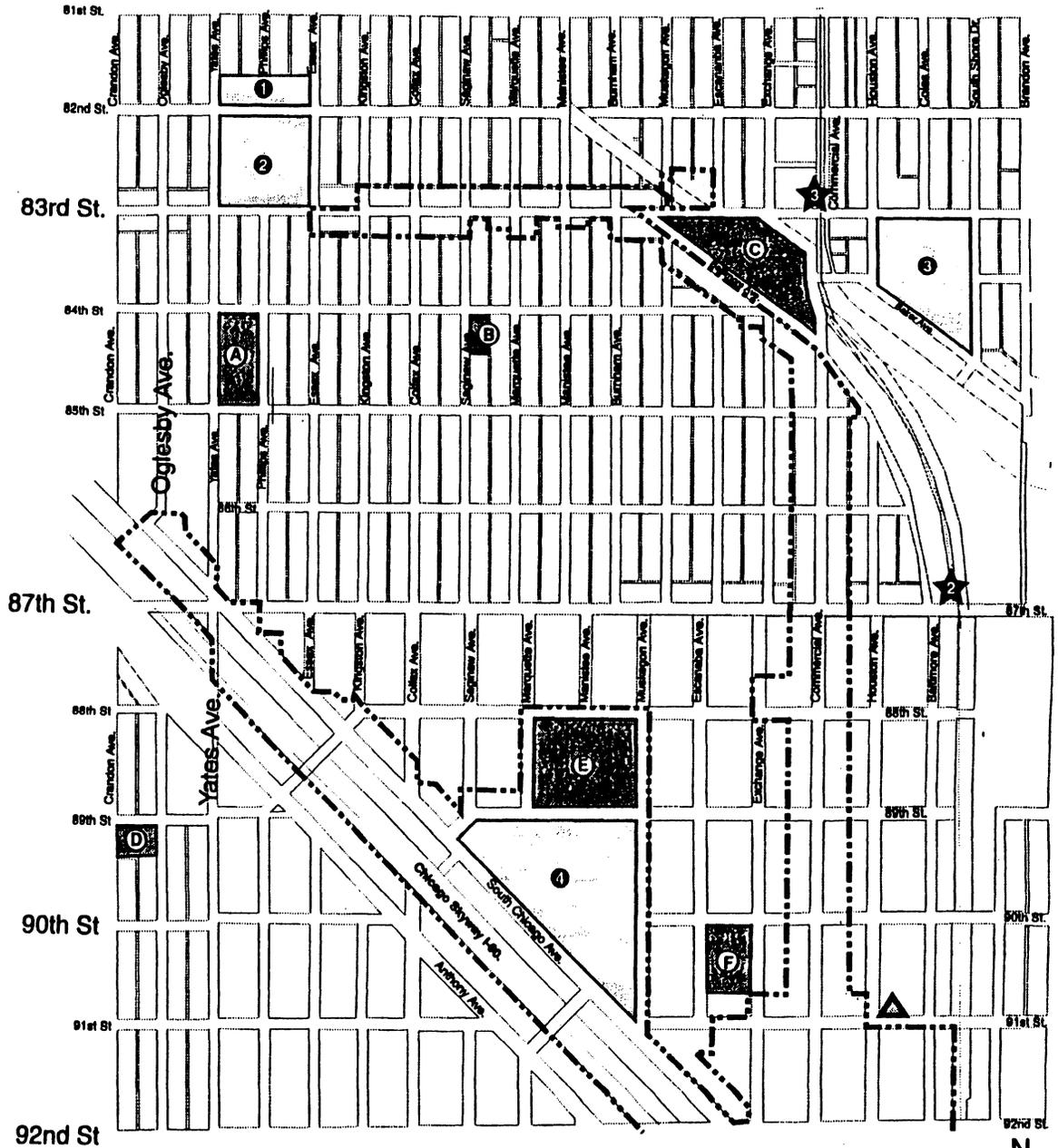


Figure 4a  
Public Facilities

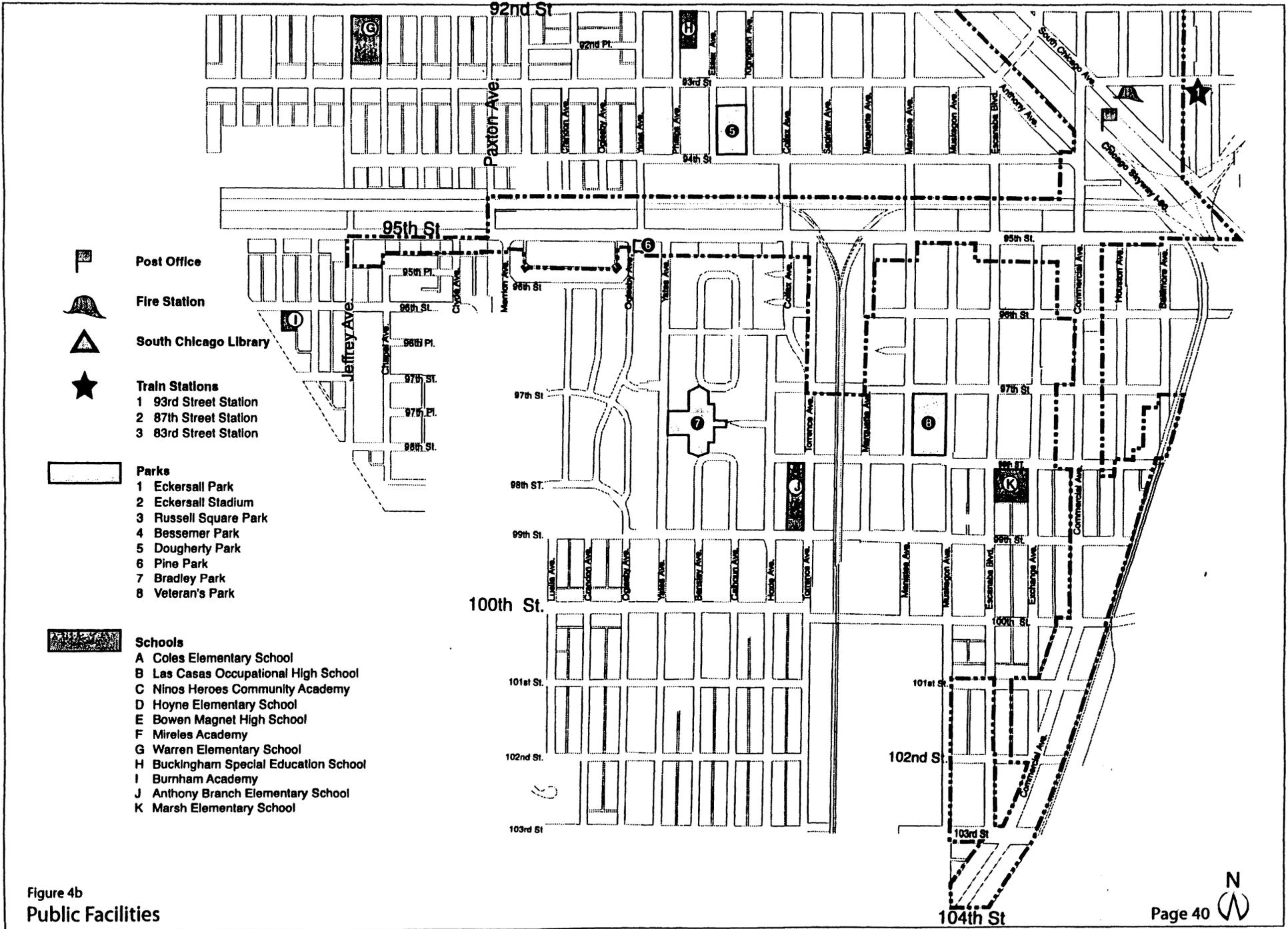


Figure 4b  
Public Facilities

## ***B. Program to Address Increased Demand for Services or Capital Improvements***

The following activities represent the City's program to address increased demand for services or capital improvements provided by the impacted taxing districts.

- It is expected that any increase in demand for treatment of sanitary and storm sewage associated with the Project Area can be adequately handled by existing treatment facilities maintained and operated by the Metropolitan Water Reclamation District. Therefore, no special program is proposed for the Metropolitan Water Reclamation District.
- It is expected that any increase in demand for City services and programs associated with the Project Area can be adequately handled by existing City, police, fire protection, sanitary collection and recycling services and programs maintained and operated by the City. Therefore, no special programs are proposed for the City.
- It is expected that new residential development and the redevelopment of vacant, underutilized or non-residential property to residential use will result in an increase in demand for services provided by the Board of Education. To determine this potential increase, the Ehlers & Associates' (formerly Illinois School Consulting Services) methodology for estimating school age children was utilized. Based on the possible development of 190 new single-family homes, including a mix of single-family detached and attached units, an increase of approximately 62 elementary school age children and approximately 17 high school age children could result.

Marsh Elementary, the nearest public school located closest to the possible residential development, is currently operating well over capacity. Chicago Public Schools representatives have indicated that the 2000-2001 enrollment is 605 although school capacity is only 410 students. While there are no elementary schools within the Project Area there are a number of public elementary schools located outside of the Project Area but within approximately one-half mile including: Marsh, Coles, Ninos Heroes, Hoyne, Warren, Mireles Academy, Buckingham, and two branch facilities of Burnham Math & Science (Anthony Branch and Burnham Academy). Of these elementary schools, Coles, Marsh, and Ninos Heroes are operating at or over capacity; the others are not at capacity and could accommodate the additional 62 elementary students that may be generated by new development.

One public high school, Bowen Magnet, is located within the Project Area and Las Casas Occupational High School is located within two blocks of the Project Area. Both high schools are operating below capacity and could potentially accommodate the additional 17 high school students that may result from new residential development on the south end of the Project Area.

It is expected that any increase in demand for Board of Education services and programs associated with the Project Area may require expansion of existing public elementary school facilities or creation of new facilities. The City and the Board of Education, will attempt to ensure that any increased demands for the services and capital improvements provided by the Board of Education are addressed in connection with any particular residential development in the Project Area.

- It is expected that new development and the redevelopment of vacant, underutilized or non-residential property in the Project Area may generate additional demand for recreational services and programs and, therefore, would warrant additional open spaces and recreational facilities operated by the Chicago Park District. The *Land Policies Plan*, released by the Chicago Park District in 1990, established the goal of 2 acres of parkland per 1,000 residents for each community area. The *Parkland Needs Analysis*, released in 1993, indicates that South Chicago, Calumet Heights, and South Deering do not meet this standard. The City intends to monitor development in the Project Area and, with the cooperation of the Chicago Park District, will attempt to ensure that any increased demands for the services and capital improvements provided by the Chicago Park District are addressed in connection with any particular residential and business development.
- It is expected that new development and the redevelopment of vacant, underutilized or non-residential property in the Project Area may generate additional demand for library services and programs. The South Chicago branch library was built in 1941 and underwent a two-year renovation in 1992-1994. It is expected that any increased demand for services and programs provided by the library can be handled by the existing library facility.
- It is expected that any increase in demand for Cook County, Cook County Forest Preserve District, South Cook County Mosquito Abatement District and Chicago Community College District 508 services and programs associated with the Project Area can be adequately handled by services and programs maintained and operated by these taxing districts. Therefore, at this time, no special programs are proposed for these taxing districts. Should demand increase so that it exceeds existing service and program capabilities, the City will work with the affected taxing district to determine what, if any, program is necessary to provide adequate services.

The City's program to address increased demand for services or capital improvements provided by some or all of the impacted taxing districts is contingent upon: (i) the Redevelopment Project occurring as anticipated in this Redevelopment Plan, (ii) the Redevelopment Project resulting in demand for services sufficient to warrant the allocation of Redevelopment Project Costs; and (iii) the generation of sufficient Incremental Property Taxes to pay for the Redevelopment Project Costs in Exhibit II. In the event that the Redevelopment Project fails to materialize, or involves a different scale of development than that currently anticipated, the City may revise its program to address increased demand, to the extent permitted by the Act, without amending this Redevelopment Plan.

Exhibit II to this Redevelopment Plan illustrates the present allocation of estimated Redevelopment Project Costs.

## **IX. CONFORMITY OF THE REDEVELOPMENT PLAN FOR THE PROJECT AREA TO LAND USES APPROVED BY THE PLANNING COMMISSION OF THE CITY**

This Redevelopment Plan and the Redevelopment Project described herein include land uses that will be approved by the Chicago Plan Commission prior to the adoption of the Redevelopment Plan.

## **X. PHASING AND SCHEDULING**

A phased implementation strategy will be utilized to achieve comprehensive and coordinated redevelopment of the Project Area.

It is anticipated that City expenditures for Redevelopment Project Costs will be carefully staged on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of Incremental Property Taxes by the City.

The estimated date for completion of Redevelopment Projects is no later than December 31 of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming City Council approval of the Project Area and Redevelopment Plan in 2002, by December 31, 2026).

## **XI. PROVISIONS FOR AMENDING THIS REDEVELOPMENT PLAN**

This Redevelopment Plan may be amended pursuant to the Act.

## **XII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN**

The City is committed to and will affirmatively implement the following principles with respect to this Redevelopment Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, or housing status:
- B) Redevelopers must meet the City's standards for participation of 25 percent Minority Business Enterprises and 5 percent Woman Business Enterprises and the City Resident Construction Worker Employment Requirement as required in redevelopment agreements.
- C) This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
- D) Redevelopers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

The City shall have the right in its sole discretion to exempt certain small businesses, residential property owners and developers from the above.

### **XIII. HOUSING IMPACT**

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study in the redevelopment project plan.

The Project Area contains 788 inhabited residential units. The Redevelopment Plan provides for the development or redevelopment of several portions of the Project Area that may contain occupied residential units. As a result, it is possible that by implementation of this Plan, the displacement of residents from 10 or more inhabited residential units could occur.

The results of the housing impact study section are described in a separate report which presents certain factual information required by the Act. The report, prepared by TPAP, is entitled "*Commercial Avenue Redevelopment Project Area Tax Increment Financing Housing Impact Study*," and is attached as Exhibit VI to this Redevelopment Plan.

# **EXHIBIT I:**

## **Legal Description of Project Area Boundary**

COMMERCIAL AVENUE REDEVELOPMENT PROJECT AREA

ALL THAT PART OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTIONS 6 AND 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE AND SECTIONS 6 AND 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE AND THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 3 IN THE SUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, IN CHARLES RINGER'S SOUTH SHORE ADDITION, A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHEAST CORNER OF LOT 16 BEING ALSO THE POINT OF INTERSECTION OF THE NORTH LINE OF EAST 83<sup>RD</sup> STREET WITH THE WEST LINE OF SOUTH KINGSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH KINGSTON AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 26 IN BLOCK 4 OF SAID SUBDIVISION OF LOTS 1 TO 10, BOTH INCLUSIVE, IN CHARLES RINGER'S SOUTH SHORE ADDITION, SAID SOUTH LINE OF LOT 26 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 83<sup>RD</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY NORTH OF EAST 83<sup>RD</sup> STREET AND THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 17 IN BLOCK 7 IN OVERLSIP'S AND TAYLOR'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF BLOCKS 6, 7, 9, 10 AND 11 IN COMMISSIONER'S PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 17 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH BURNHAM AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 17 IN BLOCK 7 IN OVERLSIP'S AND TAYLOR'S ADDITION TO SOUTH CHICAGO TO THE CENTER LINE OF SAID VACATED ALLEY;

THENCE EAST ALONG SAID CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 17 IN BLOCK 7 IN OVERLSIP'S AND TAYLOR'S ADDITION TO SOUTH CHICAGO TO THE SOUTHWESTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY TO THE EAST LINE OF LOT 2 IN

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AFORESAID BLOCK 7 IN OVERLSIP'S AND TAYLOR'S ADDITION TO SOUTH CHICAGO, SAID EAST LINE OF LOT 2 BEING ALSO THE WEST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTHEASTERLY LINE OF SAID BALTIMORE AND OHIO RAILROAD RIGHT OF WAY;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTH LINE OF LOT 5 IN COMMISSIONER'S PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE EAST ALONG SAID NORTH LINE OF LOT 5 IN COMMISSIONER'S PARTITION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN TO THE WEST LINE OF SOUTH ESCANABA AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH ESCANABA AVENUE TO THE NORTH LINE OF EAST 83RD STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 83RD STREET TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE SOUTHWESTERLY LINE OF AFORESAID BALTIMORE AND OHIO RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE BALTIMORE AND OHIO RAILROAD RIGHT OF WAY TO THE CENTER LINE OF SOUTH MUSKEGON AVENUE;

THENCE SOUTH ALONG SAID CENTER LINE OF SOUTH MUSKEGON AVENUE TO THE NORTH LINE OF EAST 83RD STREET;

THENCE WEST ALONG SAID NORTH LINE OF EAST 83RD STREET TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOTS 1, 2 AND 3 IN THE RESUBDIVISION OF LOTS 1 TO 9, BOTH INCLUSIVE, OF BLOCK 10 IN THE COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT LANDS BELONGING TO THE SOUTH CHICAGO RAILROAD COMPANY), SAID NORTHEASTERLY LINE OF LOTS 1, 2 AND 3 BEING ALSO THE SOUTHWESTERLY LINE OF SOUTH BALTIMORE AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SOUTH BALTIMORE AVENUE TO THE NORTH LINE OF LOT 1 IN B. & N. GRIDZINSKI'S RESUBDIVISION OF LOTS 4 TO 13, BOTH INCLUSIVE, IN BLOCK 23 AND LOTS 1 TO 24, BOTH INCLUSIVE, IN BLOCK 24 IN COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTH LINE OF LOT 1 IN B. & N. GRIDZINSKI'S RESUBDIVISION BEING ALSO THE SOUTH LINE OF EAST 85TH STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN B. & N. GRIDZINSKI'S RESUBDIVISION TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH HOUSTON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH HOUSTON AVENUE TO THE SOUTH LINE OF LOT 17 IN BLOCK 54 OF "SOUTH CHICAGO", A SUBDIVISION OF THE EAST HALF OF THE WEST HALF AND PARTS OF THE EAST FRACTIONAL HALF OF THE FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6 SOUTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 91ST STREET;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 17 IN BLOCK 54 OF "SOUTH CHICAGO" TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 17 BEING ALSO THE WEST LINE OF HOUSTON AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF HOUSTON AVENUE TO THE SOUTH LINE OF EAST 91ST STREET;

THENCE EAST ALONG SAID SOUTH LINE OF EAST 91ST STREET TO THE WEST LINE OF LOT 47 IN BLOCK 68 IN AFORESAID "SOUTH CHICAGO";

THENCE SOUTH ALONG SAID WEST LINE OF LOT 47 IN BLOCK 68 IN "SOUTH CHICAGO" AND ALONG THE WEST LINE OF LOT 48 IN SAID BLOCK 68 AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE WEST LINE OF LOT 47 AND 48 IN BLOCK 86 IN AFORESAID "SOUTH CHICAGO" AND ALONG THE SOUTHERLY EXTENSION THEREOF, AND ALONG THE WEST LINE OF LOTS 55 AND 56 IN BLOCK 90 OF SAID "SOUTH CHICAGO" AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF SOUTH CHICAGO AVENUE TO THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6 BEING ALSO THE CENTER LINE OF EAST 95TH STREET;

THENCE WEST ALONG SAID CENTER LINE OF EAST 95TH STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 OF BLOCK 115 OF AFORESAID  
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“SOUTH CHICAGO”, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF SOUTH BALTIMORE STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF SAID 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF 95<sup>TH</sup> STREET TO THE WEST LINE OF LOT 5 IN BLOCK 116 OF SAID “SOUTH CHICAGO”, SAID WEST LINE OF LOT 5 BEING ALSO THE EAST LINE OF THE ALLEY EAST OF SOUTH COMMERCIAL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY EAST OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF LOT 4 IN BLOCK 4 OF JAMES H. BOWEN’S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE NORTH QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 4 IN BLOCK 4 OF JAMES H. BOWEN’S ADDITION TO SOUTH CHICAGO TO THE EAST LINE THEREOF, SAID EAST LINE OF LOT 4 BEING ALSO THE WEST LINE OF SOUTH HOUSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH HOUSTON AVENUE TO THE NORTH LINE OF EAST 98<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 98<sup>TH</sup> STREET TO THE EAST LINE OF LOT 32 IN BLOCK 139 OF AFORESAID “SOUTH CHICAGO”;

THENCE NORTH ALONG SAID EAST LINE OF LOT 32 IN BLOCK 139 OF “SOUTH CHICAGO” AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOT 34 IN SAID BLOCK 139 OF “SOUTH CHICAGO”, SAID SOUTH LINE OF LOT 34 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 98<sup>TH</sup> STREET;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 34 IN BLOCK 139 OF “SOUTH CHICAGO” TO THE EAST LINE OF SAID LOT 34, SAID EAST LINE OF LOT 34 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH HOUSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH HOUSTON AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF LOTS 6 AND 7 IN SAID BLOCK 139 OF “SOUTH CHICAGO”, SAID SOUTH LINE OF LOTS 6 AND 7 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 97<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST 97<sup>TH</sup> STREET TO THE EAST LINE OF LOT 1 IN SAID BLOCK 139 OF “SOUTH CHICAGO”, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF VACATED SOUTH BALTIMORE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF VACATED SOUTH BALTIMORE STREET TO THE NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-06-428-032, SAID NORTH LINE BEING ALSO THE EASTERLY EXTENSION OF THE SOUTH LINE OF EAST 97<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-06-428-032 TO THE SOUTHEASTERLY LINE THEREOF;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-06-428-032 AND ALONG THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-06-428-033 AND ALONG THE SOUTHWESTERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, SAID SOUTH LINE BEING ALSO THE CENTER LINE OF EAST 98<sup>TH</sup> STREET;

THENCE WEST ALONG SAID CENTER LINE OF EAST 98<sup>TH</sup> STREET TO THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 1 IN BLOCK 3 OF JAMES H. BOWEN'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE NORTH QUARTER OF FRACTION SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, SAID SOUTHEASTERLY LINE OF LOT 1 BEING ALSO THE NORTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 23 IN BLOCK 37 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTH THREE QUARTERS OF FRACTION SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE INDIAN BOUNDARY LINE, SAID SOUTH LINE OF LOT 23 BEING ALSO THE NORTH LINE OF EAST 104<sup>TH</sup> STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF EAST 104<sup>TH</sup> STREET TO THE WEST LINE OF LOT 18 IN BLOCK 36 OF SAID NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID WEST LINE OF LOT 18 BEING ALSO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE SOUTHEASTERLY LINE OF LOT 5 IN THE RESUBDIVISION OF LOTS 19, 20, 21 AND 22 OF BLOCK 36 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID SOUTHEASTERLY LINE OF LOT 5 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF COMMERCIAL AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF COMMERCIAL AVENUE TO THE NORTH LINE OF LOT 30 IN AFORESAID BLOCK 36 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID NORTH LINE OF LOT 30 BEING ALSO THE SOUTH LINE OF EAST 103<sup>RD</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 103<sup>RD</sup> STREET TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTH LINE OF EAST 101<sup>ND</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 101<sup>ND</sup> STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 46 IN BLOCK 16 OF AFORESAID NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID WEST LINE OF LOT 46 BEING ALSO THE EAST LINE OF SOUTH ESCANABA AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF SOUTH ESCANABA AVENUE TO THE NORTH LINE OF EAST 103<sup>RD</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 103<sup>RD</sup> STREET TO THE WESTERLY LINE OF SOUTH COMMERCIAL AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF EAST 102<sup>ND</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 102<sup>ND</sup> STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 24 IN BLOCK 16 OF AFORESAID NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID EAST LINE OF LOT 24 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH ESCANABA AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY EAST OF SOUTH ESCANABA AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 101<sup>ST</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 101<sup>ST</sup> STREET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 20 IN BLOCK 4 OF AFORESAID NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID WEST LINE OF LOT 20 BEING ALSO THE EAST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHEASTERLY LINE OF SAID LOT 20 IN BLOCK 4 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID SOUTHEASTERLY LINE OF LOT 20 BEING ALSO THE NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE ALLEY NORTHWEST OF SOUTH COMMERCIAL AVENUE TO THE NORTH LINE OF LOT 28 IN SAID BLOCK 4 OF NOTRE DAME ADDITION TO SOUTH CHICAGO, SAID NORTH LINE OF LOT 28 BEING ALSO THE SOUTH LINE OF EAST 100<sup>TH</sup> BOULEVARD;

THENCE NORTH ALONG A STRAIGHT LINE, PERPENDICULAR TO SAID SOUTH LINE OF EAST 100<sup>TH</sup> BOULEVARD, TO THE NORTH LINE OF SAID EAST 100<sup>TH</sup> BOULEVARD;

THENCE EAST ALONG SAID NORTH LINE OF EAST 100<sup>TH</sup> BOULEVARD TO THE WEST LINE OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF EAST 98<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 98<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 24 IN BLOCK 141 OF "SOUTH CHICAGO", A SUBDIVISION OF THE EAST HALF OF THE WEST HALF AND PARTS OF THE EAST FRACTIONAL HALF OF THE FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6 SOUTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 24 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE TO THE NORTH LINE OF EAST 97<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 97<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF EAST 96<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 96<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 24 IN BLOCK 117 OF AFORESAID "SOUTH CHICAGO", SAID EAST LINE OF LOT 24 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE TO THE NORTH LINE OF LOT 39 IN SAID IN BLOCK 117 OF "SOUTH CHICAGO", SAID NORTH LINE OF LOT 39 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 6 IN BLOCK 119 OF AFORESAID "SOUTH CHICAGO";

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 6 IN BLOCK 119 OF "SOUTH CHICAGO" TO THE NORTH LINE OF SAID LOT 6, SAID NORTH LINE OF LOT 6 BEING ALSO THE SOUTH LINE OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 95<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH MANISTEE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MANISTEE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN BLOCK 121 OF AFORESAID "SOUTH CHICAGO", SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH MARQUETTE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MARQUETTE AVENUE AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF EAST 96<sup>TH</sup> STREET, SAID SOUTH LINE OF EAST 96<sup>TH</sup> STREET BEING ALSO THE NORTH LINE OF SOUTH CHICAGO GARDENS SUBDIVISION, A SUBDIVISION IN THE NORTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 96<sup>TH</sup> STREET TO THE, NORTHERLY MOST, WEST LINE OF SAID SOUTH CHICAGO GARDENS SUBDIVISION;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH CHICAGO GARDENS SUBDIVISION AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF LOT 70 IN SAID SOUTH CHICAGO GARDENS SUBDIVISION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 70 IN SOUTH CHICAGO GARDENS SUBDIVISION AND ALONG THE WESTERLY EXTENSION THEREOF, AND ALONG THE NORTH LINE OF BLOCK 147 IN AFORESAID "SOUTH CHICAGO" AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH TORRENCE AVENUE ;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH TORRENCE AVENUE TO THE NORTH LINE OF LOT 12 IN BLOCK 125 OF AFORESAID "SOUTH CHICAGO", SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE VACATED ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN BLOCK 125 OF "SOUTH CHICAGO" TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 12 BEING ALSO THE EAST LINE OF SOUTH COLFAX AVENUE;

THENCE CONTINUING WEST ALONG THE SOUTH LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 6 IN SAID BLOCK 125 OF "SOUTH CHICAGO" TO THE SOUTHWEST CORNER OF SAID VACATED ALLEY;

THENCE WEST ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF BLOCK 4 OF WILLIAM RANDALL'S RESUBDIVISION OF PART OF ARTHUR DUMAS' SOUTH SHORE RESUBDIVISION OF BLOCKS 1, 4, 5, 6, 11 AND 12 IN CALUMET TRUST'S SUBDIVISION NO. 3, A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 4 OF WILLIAM RANDALL'S RESUBDIVISION TO THE WEST LINE THEREOF, SAID WEST LINE OF BLOCK 4 BEING ALSO THE EAST LINE OF SOUTH SHORE SECOND ADDITION TO JEFFERY MANOR, A RESUBDIVISION OF PARTS OF BLOCKS 1, 2, 3, 6 AND 7 AND PORTIONS OF VACATED STREETS AND ALLEYS IN AFORESAID CALUMET TRUST'S SUBDIVISION NO. 3;

THENCE NORTH ALONG SAID EAST LINE OF SAID SOUTH SHORE SECOND ADDITION TO JEFFERY MANOR TO THE NORTH LINE THEREOF, SAID NORTH LINE OF SOUTH SHORE SECOND ADDITION TO JEFFERY MANOR BEING THE CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF EAST 95<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH YATES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH YATES AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN OF ARTHUR DUMAS' SOUTH SHORE RESUBDIVISION OF BLOCK 4 IN CALUMET TRUST'S SUBDIVISION NO. 3, A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET TO THE NORTHEASTERLY LINE OF LOT 29 IN BLOCK 1 OF MERRIONETTE MANOR 2<sup>ND</sup> ADDITION, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID NORTHEASTERLY LINE OF LOT 29 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY EAST OF SOUTH OGLESBY AVENUE;

THENCE NORTHWESTERLY AND NORTH ALONG THE SOUTHWESTERLY LINE AND THE WEST LINE OF THE ALLEY EAST OF SOUTH OGLESBY AVENUE TO THE NORTH LINE OF LOT 30 IN SAID BLOCK 1 OF MERRIONETTE MANOR 2<sup>ND</sup> ADDITION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 30 IN BLOCK 1 OF MERRIONETTE MANOR 2<sup>ND</sup> ADDITION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH OGLESBY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH OGLESBY AVENUE TO THE NORTH LINE OF LOT 1 IN BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION TO THE WEST LINE THEREOF, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH OGLESBY AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH OGLESBY AVENUE TO THE SOUTHWESTERLY LINE OF LOT 7 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION, SAID SOUTHWESTERLY LINE OF LOT 7 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY LYING WEST OF SOUTH OGLESBY AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 7 AND ALONG THE SOUTHWESTERLY LINE OF LOT 8 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION TO THE NORTHERLY MOST NORTHWEST CORNER OF LOT 9 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 9 IN BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION AND ALONG THE NORTHWESTERLY LINE OF LOTS 10, 11 AND 12 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION TO THE NORTHEAST CORNER OF LOT 13 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 13 AND ALONG THE NORTHEASTERLY LINE OF LOT 14 IN SAID BLOCK 8 OF MERRIONETTE MANOR FIRST ADDITION TO THE NORTH LINE OF SAID LOT 14, SAID NORTH LINE OF LOT 14 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET TO THE NORTHERLY MOST NORTHWEST CORNER OF LOT 14 IN BLOCK 6 OF SAID MERRIONETTE MANOR FIRST ADDITION;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 14 AND ALONG THE NORTHWESTERLY LINE OF LOT 13 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION TO THE NORTHEAST CORNER OF LOT 12 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 AND ALONG THE NORTHEASTERLY LINE OF LOTS 11, 10 AND 9 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 8 AND ALONG THE SOUTHEASTERLY LINE OF LOT 7 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION TO THE EAST LINE OF SAID LOT 7, SAID EAST LINE OF LOT 7 BEING ALSO THE WEST LINE OF THE ALLEY EAST OF SOUTH MERRION AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY EAST OF SOUTH MERRION AVENUE TO THE NORTH LINE OF LOT 1 IN SAID BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION;

THENCE WEST ALONG SAID NORTH LINE OF LOT 1 IN BLOCK 6 OF MERRIONETTE MANOR FIRST ADDITION TO THE WEST LINE OF SAID LOT 1, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF SOUTH MERRION AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MERRION AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 30 IN BLOCK 1 OF SAID MERRIONETTE MANOR FIRST ADDITION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE NORTH LINE OF LOT 30 IN BLOCK 1 OF MERRIONETTE MANOR FIRST ADDITION AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOT 10 IN BLOCK 1 OF HUGH MAGINNIS' 95<sup>TH</sup> STREET SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, SAID EAST LINE OF LOT 10 BEING ALSO THE WEST LINE OF SOUTH PAXTON AVENUE;

THENCE SOUTH ALONG SAID WEST LINE OF SOUTH PAXTON AVENUE TO THE NORTH LINE OF LOT 11 IN SAID BLOCK 1 OF HUGH MAGINNIS' 95<sup>TH</sup> STREET SUBDIVISION, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 95<sup>TH</sup> STREET TO THE EAST LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS, A SUBDIVISION OF THAT PART OF THE NORTHEAST OF A LINE 1,200 FEET NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD (EXCEPT THAT PART SOLD TO THE CITY OF CHICAGO AND EXCEPT THE SOUTH 200 FEET OF THE NORTH 250 FEET OF THE EAST 200 FEET) OF THE EAST TWO THIRDS OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF THE INDIAN BOUNDARY LINE, ALSO THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM A TRIANGULAR PARCEL IN THE SOUTHWEST CORNER THEREOF HERETOFORE CONVEYED TO THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY;

THENCE NORTH ALONG SAID EAST LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS TO THE CENTER LINE OF SAID VACATED ALLEY;

THENCE WEST ALONG SAID CENTER LINE OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS TO A LINE 6 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 12 IN SAID VAN VLISSINGEN HEIGHTS SAID LINE BEING THE WEST LINE OF THE PARCEL OF PROPERTY BEARING PIN 25-12-200-046, IN HERETOFORE VACATED CHAPPEL AVENUE;

THENCE SOUTH ALONG SAID LINE 6 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF BLOCK 12 IN VAN VLISSINGEN HEIGHTS TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 21 IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS, SAID SOUTH LINE OF LOT 21 BEING ALSO THE NORTH LINE OF EAST 95<sup>TH</sup> PLACE;

THENCE WEST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 21 IN BLOCK 1 OF VAN VLISSINGEN HEIGHTS TO THE EAST LINE OF LOT 35 IN BLOCK 12 OF SAID VAN VLISSINGEN HEIGHTS, SAID EAST LINE OF LOT 35 BEING ALSO THE WEST LINE OF SOUTH CHAPPEL AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 35 IN BLOCK 12 OF SAID VAN VLISSINGEN HEIGHTS TO THE SOUTH LINE OF SAID LOT 35;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 35 IN BLOCK 12 OF SAID VAN VLISSINGEN HEIGHTS AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 14 IN SAID BLOCK 12 OF VAN VLISSINGEN HEIGHTS AND

ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH JEFFERY AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH JEFFERY AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SAID BLOCK 12 OF VAN VLISSINGEN HEIGHTS, SAID NORTH LINE OF LOT 1 BEING ALSO THE SOUTH LINE OF EAST 95<sup>TH</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF EAST 95<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH PAXTON AVENUE;

THENCE NORTH ALONG A STRAIGHT LINE TO THE SOUTHEAST CORNER OF BLOCK 36 IN S. E. GROSS CALUMET HEIGHTS ADDITION TO SOUTH CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHEAST CORNER OF BLOCK 36 BEING THE POINT OF INTERSECTION OF THE NORTH LINE OF EAST 95<sup>TH</sup> STREET AND THE EAST LINE OF SAID BLOCK 36, SAID EAST LINE OF BLOCK 36 BEING ALSO THE WEST LINE OF SOUTH PAXTON AVENUE;

THENCE NORTH ALONG THE WEST LINE OF SOUTH PAXTON AVENUE TO THE SOUTH LINE OF THE C. R. I. & P. RAILWAY RIGHT OF WAY;

THENCE EAST ALONG SAID SOUTH LINE OF THE C. R. I. & P. RAILWAY RIGHT OF WAY TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1 TO THE NORTH LINE OF SAID C. R. I. & P. RAILWAY RIGHT OF WAY;

THENCE EAST ALONG SAID NORTH LINE OF SAID C. R. I. & P. RAILWAY RIGHT OF WAY TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 16 IN BLOCK 106 OF HEREINBEFORE MENTIONED "SOUTH CHICAGO", A SUBDIVISION OF THE EAST HALF OF THE WEST HALF AND PARTS OF THE EAST FRACTIONAL HALF OF THE FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6 SOUTH OF THE INDIAN BOUNDARY LINE LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5 NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID EAST LINE OF LOT 16 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 94<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 94<sup>TH</sup> STREET TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 94 OF AFORESAID "SOUTH CHICAGO";

THENCE CONTINUING EAST ALONG A STRAIGHT LINE TO THE SOUTH CORNER OF LOT 1 IN BLOCK 93 OF SAID "SOUTH CHICAGO";

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK 93 OF "SOUTH CHICAGO" AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF THE ALLEY LYING NORTHEASTERLY OF AND ADJOINING SAID LOT 1, SAID EAST LINE OF LOT 1 BEING ALSO THE WEST LINE OF SOUTH COMMERCIAL AVENUE AND THE NORTHEASTERLY LINE OF THE ALLEY LYING NORTHEASTERLY OF AND ADJOINING SAID LOT 1 BEING ALSO THE SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE PENNSYLVANIA RAILROAD RIGHT OF WAY TO WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE NORTH ALONG SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE TO THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF BLOCK 1 IN THE 87<sup>TH</sup> ST. AND ANTHONY AVE. SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID SOUTHWESTERLY LINE OF BLOCK 1 BEING ALSO THE NORTHEASTERLY LINE OF A RAILROAD RIGHT OF WAY;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID RIGHT OF WAY TO THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 42 IN BLOCK 4 OF LINCOLN, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH AND EAST OF THE RAILROAD RIGHT OF WAY;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 42 IN BLOCK 4 OF LINCOLN AND ALONG THE NORTHEASTERLY EXTENSION THEREOF TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE SOUTHEASTERLY LINE OF LOT 21 IN BLOCK 2 OF AFORESAID LINCOLN, SAID SOUTHEASTERLY LINE OF LOT 21 BEING ALSO THE NORTHWESTERLY LINE OF SOUTH OGLESBY AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF SOUTH OGLESBY AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 51 IN BLOCK 1 OF AFORESAID LINCOLN, SAID SOUTH LINE OF LOT 51 BEING ALSO THE NORTH LINE OF A PUBLIC ALLEY NORTH OF SOUTH CHICAGO AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 51 IN BLOCK 1 OF LINCOLN AND ALONG THE EASTERLY EXTENSION THEREOF TO THE Commercial Avenue Tax Increment Financing Redevelopment Area Project and Plan  
*Chicago, IL*

WEST LINE OF LOTS 26 AND 27 IN SAID BLOCK 1 OF LINCOLN, SAID WEST LINE OF LOTS 26 AND 27 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH YATES BOULEVARD;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH YATES BOULEVARD TO THE SOUTHWESTERLY LINE OF LOT 32 IN SAID BLOCK 1 OF LINCOLN, SAID SOUTHWESTERLY LINE OF LOT 32 IN BLOCK 1 OF LINCOLN BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEAST OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 32 IN SAID BLOCK 1 OF LINCOLN AND ALONG THE SOUTHWESTERLY LINE OF LOT 33 IN SAID BLOCK 1 OF LINCOLN AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH YATES AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH YATES AVENUE TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE NORTH LINE OF EAST 87<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 87<sup>TH</sup> STREET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 18 IN BLOCK 3 OF C. R. CAVE'S RESUBDIVISION, A RESUBDIVISION OF LOTS AND VACATED ALLIES IN BLOCKS 2, 3 AND 5 OF MEEKER'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE WEST LINE OF LOT 18 IN BLOCK 3 OF C. R. CAVE'S RESUBDIVISION TO THE SOUTH LINE OF SAID LOT 18, SAID SOUTH LINE OF LOT 18 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 87<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY SOUTH OF EAST 87<sup>TH</sup> STREET AND ALONG THE EASTERLY EXTENSION THEREOF TO THE WEST LINE OF LOT 4 IN SAID BLOCK 3 OF C. R. CAVE'S RESUBDIVISION, SAID WEST LINE OF LOT 4 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH ESSEX AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH ESSEX AVENUE TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE SOUTH LINE OF LOT 21 IN BLOCK 2 OF SAID C. R. CAVE'S RESUBDIVISION;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 21 IN BLOCK 2 OF C. R. CAVE'S RESUBDIVISION TO TH SOUTHEAST CORNER OF SAID LOT 21;

THENCE EAST ALONG AS STRAIGHT LINE TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 2 OF C. R. CAVE'S RESUBDIVISION, AFORESAID, SAID NORTHWEST CORNER OF LOT 17 BEING A POINT ON THE EAST LINE OF THE ALLEY EAST OF SOUTH ESSEX AVENUE;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 17 IN BLOCK 2 OF C. R. CAVE'S RESUBDIVISION TO THE SOUTHWESTERLY LINE THEREOF, SAID SOUTHWESTERLY LINE BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEASTERLY OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 17 IN BLOCK 2 OF C. R. CAVE'S RESUBDIVISION TO THE SOUTH LINE THEREOF, SAID SOUTH LINE OF LOT 17 BEING ALSO THE NORTH LINE OF THE ALLEY LYING SOUTH OF AND ADJOINING SAID LOT 17;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 17 TO NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 18 IN BLOCK 5 OF SAID C. R. CAVE'S RESUBDIVISION, SAID SOUTHWESTERLY LINE OF LOT 18 BEING ALSO THE NORTHEASTERLY LINE OF THE ALLEY NORTHEASTERLY OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND ALONG THE NORTHEASTERLY LINE OF THE ALLEY NORTHEASTERLY OF SOUTH CHICAGO AVENUE AND ALONG THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF SOUTH COLFAX AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH COLFAX AVENUE TO A LINE 32.25 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 30 IN BLOCK 17 OF AFORESAID "SOUTH CHICAGO", SAID PARALLEL LINE BEING ALSO THE SOUTH LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-6-112-047;

THENCE EAST ALONG SAID LINE 32.25 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 30 IN BLOCK 17 OF "SOUTH CHICAGO" A DISTANCE OF 91.48 FEET TO AN ANGLE POINT IN THE SOUTH LINE OF SAID PARCEL OF PROPERTY BEARING PIN 26-6-112-047;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, SAID LINE BEING THE SOUTHEASTERLY LINE OF THE PARCEL OF PROPERTY BEARING PIN 26-6-112-047, TO A POINT ON THE EAST LINE OF AFORESAID LOT 30 IN BLOCK 17 OF "SOUTH CHICAGO", SAID POINT BEING 9.20 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 30 AS MEASURED ALONG THE EAST LINE OF SAID LOT 30;

THENCE EAST ALONG A STRAIGHT LINE TO THE WESTERLY MOST SOUTHWEST CORNER OF LOT 19 IN SAID BLOCK 17 OF "SOUTH CHICAGO", SAID CORNER BEING 4.50 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 19 AS MEASURED ALONG THE WEST LINE OF SAID LOT 19;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY OF LOT 19 AND ALONG THE SOUTHWESTERLY LINE OF LOT 20 IN SAID BLOCK 17 OF "SOUTH CHICAGO" TO THE WEST LINE OF SOUTH SAGINAW AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH SAGINAW AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 18 OF AFORESAID "SOUTH CHICAGO", SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 89<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF THE ALLEY NORTH OF EAST 89<sup>TH</sup> STREET TO THE WEST LINE OF SOUTH MARQUETTE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARQUETTE AVENUE TO THE NORTH LINE OF EAST 88<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 88<sup>TH</sup> STREET TO THE EAST LINE OF SOUTH MUSKEGON AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF SOUTH CHICAGO AVENUE TO THE NORTH LINE OF EAST 92<sup>ND</sup> AVENUE;

THENCE EAST ALONG SAID NORTH LINE OF EAST 92<sup>ND</sup> AVENUE TO THE WEST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EXCHANGE AVENUE TO THE NORTHEASTERLY LINE OF LOT 26 IN BLOCK 72 OF AFORESAID "SOUTH CHICAGO", SAID NORTHEASTERLY LINE OF LOT 26 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY NORTHEAST OF SOUTH CHICAGO AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY NORTHEAST OF SOUTH CHICAGO AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN SAID BLOCK 72 OF "SOUTH CHICAGO", SAID SOUTH LINE OF LOT 14 BEING ALSO THE NORTH LINE OF THE ALLEY SOUTH OF EAST 91<sup>ST</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE ALLEY SOUTH OF EAST 91<sup>ST</sup> STREET TO THE EAST LINE OF LOT 10 IN SAID BLOCK 72 OF "SOUTH CHICAGO";

THENCE NORTH ALONG SAID EAST LINE OF LOT 10 IN BLOCK 72 OF "SOUTH CHICAGO" AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF EAST 91<sup>ST</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 91<sup>ST</sup> STREET TO THE WEST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EXCHANGE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 29 IN BLOCK 53 OF AFORESAID "SOUTH CHICAGO", SAID SOUTH LINE OF LOT 29 BEING ALSO THE NORTH LINE OF THE ALLEY NORTH OF EAST 91<sup>ST</sup> STREET;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 29 IN BLOCK 53 OF "SOUTH CHICAGO" TO THE EAST LINE OF SAID LOT 29, SAID EAST LINE OF LOT 29 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE TO THE SOUTH LINE OF EAST 88TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 88TH STREET TO THE WEST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EXCHANGE AVENUE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 32 IN BLOCK 10 OF AFORESAID "SOUTH CHICAGO";

THENCE EAST ALONG SAID WESTERLY EXTENSION AND ALONG THE SOUTH LINE OF LOT 32 IN BLOCK 10 OF "SOUTH CHICAGO" TO THE EAST LINE OF SAID LOT 32, SAID EAST LINE OF LOT 32 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH COMMERCIAL AVENUE TO THE NORTHEASTERLY LINE OF LOT 37 IN BLOCK 14 OF THE COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID NORTHEASTERLY LINE OF LOT 37 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF BALTIMORE AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF BALTIMORE AVENUE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH EXCHANGE AVENUE TO THE SOUTH LINE OF LOT 2 IN BLOCK 13 OF SAID COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 13 OF THE COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31 AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 46 AND 47 IN SAID BLOCK 13 OF THE COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, SAID EAST LINE OF LOTS 46 AND 47 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH EXCHANGE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH EXCHANGE AVENUE TO THE SOUTH LINE OF EAST 84TH STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 84TH STREET TO THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF LOT 38 IN BLOCK 9 OF SAID COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, SAID

NORTHEASTERLY LINE OF LOT 38 BEING ALSO THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF BALTIMORE AVENUE;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWESTERLY LINE OF THE ALLEY SOUTHWEST OF BALTIMORE AVENUE AND ALONG THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH MUSKEGON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MUSKEGON AVENUE TO THE NORTH LINE OF LOT 10 IN BLOCK 10 OF SAID COURT PARTITION OF THE SOUTHEAST QUARTER OF SECTION 31, SAID NORTH LINE OF LOT 10 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 83<sup>RD</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 83<sup>RD</sup> STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH BURNHAM AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH BURNHAM AVENUE TO THE SOUTH LINE OF EAST 83<sup>RD</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 83<sup>RD</sup> STREET TO THE WEST LINE OF LOT 1 IN BLOCK 33 OF HILL'S ADDITION TO SOUTH CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH BURNHAM AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH BURNHAM AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 47 IN SAID BLOCK 33 OF HILL'S ADDITION TO SOUTH CHICAGO;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 47 IN BLOCK 33 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH MANISTEE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MANISTEE AVENUE TO THE SOUTH LINE OF EAST 83<sup>RD</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 83<sup>RD</sup> STREET TO THE WEST LINE OF LOT 1 IN BLOCK 34 OF SAID HILL'S ADDITION TO SOUTH CHICAGO, SAID WEST LINE OF LOT 1 BEING ALSO THE EAST LINE OF THE ALLEY WEST OF SOUTH MANISTEE AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF THE ALLEY WEST OF SOUTH MANISTEE AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 42 IN SAID BLOCK 34 OF HILL'S ADDITION TO SOUTH CHICAGO;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 42 IN BLOCK 34 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH MARQUETTE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH MARQUETTE AVENUE TO THE SOUTH LINE OF LOT 3 IN BLOCK 35 OF SAID HILL'S ADDITION TO SOUTH CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 3 IN BLOCK 35 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF LOTS 45 AND 46 OF SAID BLOCK 35 OF HILL'S ADDITION TO SOUTH CHICAGO, SAID EAST LINE OF LOTS 45 AND 46 BEING ALSO THE WEST LINE OF THE ALLEY WEST OF SOUTH MARQUETTE AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF THE ALLEY WEST OF SOUTH MARQUETTE AVENUE TO THE SOUTH LINE OF EAST 83<sup>RD</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF EAST 83<sup>RD</sup> STREET TO THE EAST LINE OF SOUTH SAGINAW AVENUE;

THENCE SOUTH ALONG SAID EAST LINE OF SOUTH SAGINAW AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 11.5 FEET OF LOT 6 IN BLOCK 36 OF SAID HILL'S ADDITION TO SOUTH CHICAGO, SAID NORTH LINE OF THE SOUTH 11.5 FEET OF LOT 6 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 83<sup>RD</sup> STREET;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 83<sup>RD</sup> STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH COLFAX AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH COLFAX AVENUE TO THE SOUTH LINE OF LOT 5 IN BLOCK 37 OF SAID HILL'S ADDITION TO SOUTH CHICAGO;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 5 IN BLOCK 37 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF AND ALONG THE SOUTH LINE OF LOT 44 IN SAID BLOCK 37 OF HILL'S ADDITION TO SOUTH CHICAGO AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH KINSTON AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH KINSTON AVENUE TO THE NORTH LINE OF LOT 12 IN N. L. ROBERTSON AND COMPANY'S FIRST 83<sup>RD</sup> STREET SUBDIVISION, A RESUBDIVISION OF THE NORTH PART OF BLOCK 38 OF AFORESAID HILL'S ADDITION TO SOUTH CHICAGO, SAID NORTH LINE OF LOT 12 BEING ALSO THE SOUTH LINE OF THE ALLEY SOUTH OF EAST 83<sup>RD</sup> STREET;

THENCE WEST ALONG SAID SOUTH LINE OF THE ALLEY SOUTH OF EAST 83<sup>RD</sup> STREET AND ALONG THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF SOUTH ESSEX AVENUE;

THENCE NORTH ALONG SAID WEST LINE OF SOUTH ESSEX AVENUE TO THE NORTH LINE OF EAST 83<sup>RD</sup> STREET;

THENCE EAST ALONG SAID NORTH LINE OF EAST 83<sup>RD</sup> STREET TO THE POINT OF  
BEGINNING AT THE WEST LINE OF SOUTH KINGSTON AVENUE;

ALL IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

# EXHIBIT II:

## Commercial Avenue Redevelopment Project Area Estimated Redevelopment Project Costs

ELIGIBLE EXPENSE	ESTIMATED COST
Analysis, Administration, Studies, Surveys, Legal, Marketing etc.	\$1,500,000
Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$5,000,000
Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation costs	\$9,000,000
Public Works & Improvements, including streets and utilities, parks and open space, public facilities (schools & other public facilities) <sup>[1]</sup>	\$15,000,000
Relocation Costs	\$1,500,000
Job Training, Retraining, Welfare-to-Work	\$3,000,000
Day Care Services	\$2,000,000
Interest Subsidies	<u>\$2,000,000</u>
<b>TOTAL REDEVELOPMENT PROJECT COSTS<sup>[2] [3]</sup></b>	<b>\$39,000,000</b>

<sup>[1]</sup> This category may also include paying for or reimbursing (i) an elementary, secondary or unit school district's increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Project Area. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.

<sup>[2]</sup> Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

<sup>[3]</sup> The amount of the Total Redevelopment Project Costs that can be incurred in the Project Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Project Area only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from Incremental Property Taxes generated in the Project Area, but will not be reduced by the amount of redevelopment project costs incurred in the Project Area which are paid from Incremental Property Taxes generated in contiguous redevelopment project areas or those separated from the Project Area only by a public right-of-way.

<sup>[4]</sup> Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of Redevelopment Plan adoption, are subject to Redevelopment Plan amendment procedures as provided under the Act.

Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

# **EXHIBIT III:**

**2000 Equalized Assessed Valuation by Tax Parcel**

PIN		2000 EAV*		PIN		2000 EAV*	
1.	20-36-421-050-0000	\$	5,043	43.	21-31-128-042-0000	\$	4,149
2.	20-36-421-051-0000	\$	5,296	44.	21-31-128-043-0000	\$	31,085
3.	20-36-421-052-0000	\$	5,537	45.	21-31-129-040-0000	\$	22,006
4.	20-36-421-053-0000	\$	5,668	46.	21-31-129-041-0000	\$	4,563
5.	20-36-421-054-0000		Exempt	47.	21-31-129-042-0000	\$	4,563
6.	20-36-421-055-0000		Exempt	48.	21-31-129-043-0000	\$	9,039
7.	20-36-421-094-0000	\$	209,087	49.	21-31-129-044-0000	\$	9,039
8.	20-36-423-022-0000	\$	3,180	50.	21-31-129-045-0000	\$	25,114
9.	20-36-423-026-0000		Exempt	51.	21-31-129-049-0000	\$	210,919
10.	20-36-423-027-0000		Exempt	52.	21-31-130-016-0000	\$	215,019
11.	20-36-423-062-0000		Exempt	53.	21-31-130-017-0000	\$	24,525
12.	20-36-423-033-0000		Exempt	54.	21-31-130-018-0000	\$	5,870
13.	20-36-423-034-0000		Exempt	55.	21-31-130-019-0000	\$	46,200
14.	20-36-423-035-0000		Exempt	56.	21-31-130-020-0000	\$	46,200
15.	20-36-423-036-0000		Exempt	57.	21-31-130-021-0000	\$	13,470
16.	20-36-423-037-0000		Exempt	58.	21-31-130-022-0000	\$	5,706
17.	20-36-423-038-0000		Exempt	59.	21-31-130-023-0000	\$	5,706
18.	20-36-423-063-0000	\$	138,004	60.	21-31-225-028-0000	\$	20,745
19.	20-36-423-065-0000	\$	15,898	61.	21-31-225-029-0000	\$	3,993
20.	21-31-126-032-0000	\$	39,291	62.	21-31-225-030-0000	\$	17,285
21.	21-31-126-033-0000	\$	39,291	63.	21-31-225-031-0000	\$	2,904
22.	21-31-126-036-0000	\$	18,313	64.	21-31-225-032-0000	\$	3,993
23.	21-31-126-037-0000	\$	28,001	65.	21-31-225-033-0000	\$	4,013
24.	21-31-126-038-0000	\$	32,523	66.	21-31-225-034-0000	\$	7,760
25.	21-31-126-039-0000	\$	16,478	67.	21-31-225-035-0000	\$	24,625
26.	21-31-126-042-0000	\$	21,437	68.	21-31-225-036-0000		Exempt
27.	21-31-126-043-0000	\$	51,398	69.	21-31-226-011-0000	\$	208,867
28.	21-31-127-033-0000	\$	48,686	70.	21-31-226-012-0000	\$	5,672
29.	21-31-127-034-0000	\$	48,686	71.	21-31-302-006-0000		Exempt
30.	21-31-127-035-0000	\$	5,706	72.	21-31-302-007-0000		Exempt
31.	21-31-127-036-0000	\$	5,706	73.	21-31-302-008-0000	\$	38,607
32.	21-31-127-037-0000	\$	5,870	74.	21-31-302-009-0000	\$	40,828
33.	21-31-127-038-0000	\$	5,870	75.	21-31-302-060-0000	\$	33,099
34.	21-31-127-039-0000	\$	58,247	76.	21-31-303-046-0000	\$	19,022
35.	21-31-127-040-0000	\$	18,486	77.	21-31-303-053-0000	\$	30,053
36.	21-31-128-033-0000	\$	51,321	78.	21-31-303-054-0000	\$	104,871
37.	21-31-128-034-0000	\$	5,706	79.	21-31-304-001-0000	\$	19,060
38.	21-31-128-035-0000	\$	13,532	80.	21-31-304-002-0000	\$	5,706
39.	21-31-128-036-0000	\$	5,706	81.	21-31-304-003-0000	\$	19,198
40.	21-31-128-037-0000	\$	60,506	82.	21-31-304-004-0000	\$	19,805
41.	21-31-128-038-0000	\$	15,698	83.	21-31-304-005-0000	\$	58,320
42.	21-31-128-041-0000	\$	4,149	84.	21-31-304-045-0000	\$	91,935

	PIN	2000 EAV*		PIN	2000 EAV*
85.	21-31-304-046-0000	\$ 77,945	129.	21-31-412-024-0000	\$ 42,894
86.	21-31-305-040-0000	\$ 174,765	130.	21-31-412-025-0000	\$ 17,361
87.	21-31-306-001-0000	Exempt	131.	21-31-412-029-0000	\$ 17,392
88.	21-31-307-001-0000	\$ 60,864	132.	21-31-412-030-0000	\$ 9,783
89.	21-31-400-001-0000	\$ 18,308	133.	21-31-412-031-0000	\$ 39,285
90.	21-31-400-002-0000	\$ 15,440	134.	21-31-412-032-0000	\$ 30,324
91.	21-31-400-003-0000	\$ 15,091	135.	21-31-412-034-0000	\$ 115,640
92.	21-31-400-004-0000	\$ 15,609	136.	21-31-412-035-0000	\$ 18,760
93.	21-31-400-005-0000	\$ 16,358	137.	21-31-413-001-0000	\$ 58,511
94.	21-31-400-006-0000	\$ 14,893	138.	21-31-413-002-0000	\$ 15,287
95.	21-31-400-007-0000	\$ 13,312	139.	21-31-413-003-0000	\$ 7,604
96.	21-31-401-003-0000	\$ 12,372	140.	21-31-413-004-0000	\$ 21,339
97.	21-31-401-004-0000	\$ 11,013	141.	21-31-413-005-0000	\$ 14,660
98.	21-31-401-005-0000	\$ 11,602	142.	21-31-413-006-0000	\$ 2,399
99.	21-31-401-006-0000	\$ 10,235	143.	21-31-419-024-0000	\$ 19,098
100.	21-31-401-007-0000	\$ 13,419	144.	21-31-419-025-0000	\$ 4,696
101.	21-31-401-008-0000	\$ 9,348	145.	21-31-419-026-0000	\$ 43,812
102.	21-31-401-009-0000	\$ 11,707	146.	21-31-419-027-0000	\$ 100,211
103.	21-31-401-010-0000	\$ 11,956	147.	21-31-419-028-0000	\$ 42,120
104.	21-31-401-011-0000	\$ 11,118	148.	21-31-419-029-0000	\$ 42,120
105.	21-31-401-012-0000	\$ 13,603	149.	21-31-419-030-0000	\$ 42,120
106.	21-31-401-013-0000	\$ 10,353	150.	21-31-419-031-0000	\$ 42,120
107.	21-31-401-014-0000	\$ 11,355	151.	21-31-419-032-0000	\$ 42,120
108.	21-31-401-015-0000	\$ 10,586	152.	21-31-419-033-0000	\$ 36,963
109.	21-31-401-016-0000	\$ 10,017	153.	21-31-419-034-0000	\$ 36,963
110.	21-31-401-017-0000	\$ 11,651	154.	21-31-419-035-0000	\$ 10,362
111.	21-31-401-018-0000	\$ 10,704	155.	21-31-419-036-0000	\$ 10,362
112.	21-31-401-019-0000	\$ 10,335	156.	21-31-419-037-0000	\$ 15,376
113.	21-31-401-020-0000	\$ 4,411	157.	21-31-419-038-0000	\$ 50,482
114.	21-31-401-037-0000	\$ 27,900	158.	21-31-419-041-0000	\$ 78,696
115.	21-31-401-040-0000	\$ 14,913	159.	21-31-419-042-0000	\$ 10,393
116.	21-31-401-041-0000	\$ 23,736	160.	21-31-419-043-0000	\$ 41,513
117.	21-31-411-025-0000	\$ 17,895	161.	21-31-420-003-0000	\$ 19,273
118.	21-31-411-026-0000	\$ 18,817	162.	21-31-420-004-0000	\$ 19,618
119.	21-31-412-001-0000	\$ 7,266	163.	21-31-420-005-0000	\$ 20,623
120.	21-31-412-002-0000	\$ 18,064	164.	21-31-420-006-0000	\$ 16,054
121.	21-31-412-003-0000	\$ 16,129	165.	21-31-420-007-0000	\$ 16,054
122.	21-31-412-004-0000	\$ 17,661	166.	21-31-420-012-0000	\$ 65,751
123.	21-31-412-005-0000	\$ 20,434	167.	21-31-420-035-0000	\$ 204,858
124.	21-31-412-006-0000	\$ 11,524	168.	21-31-420-036-0000	\$ 37,868
125.	21-31-412-007-0000	\$ 17,437	169.	21-31-420-037-0000	\$ 65,426
126.	21-31-412-008-0000	\$ 11,086	170.	21-31-425-016-0000	\$ 350,853
127.	21-31-412-009-0000	\$ 16,903	171.	21-31-425-017-0000	\$ 89,173
128.	21-31-412-010-0000	\$ 48,010	172.	21-31-425-018-0000	\$ 57,751

	PIN	2000 EAV*		PIN	2000 EAV*
173.	21-31-425-019-0000	\$ 72,606	217.	26-06-101-002-0000	\$ 1,839
174.	21-31-425-024-0000	\$ 42,302	218.	26-06-101-008-0000	\$ 30,916
175.	21-31-425-025-0000	\$ 43,327	219.	26-06-102-033-0000	\$ 7,929
176.	21-31-425-026-0000	\$ 42,302	220.	26-06-102-034-0000	\$ 5,588
177.	21-31-425-027-0000	\$ 10,468	221.	26-06-102-035-0000	\$ 7,900
178.	21-31-425-028-0000	\$ 10,468	222.	26-06-102-036-0000	\$ 12,065
179.	21-31-425-029-0000	\$ 11,046	223.	26-06-102-037-0000	\$ 3,540
180.	21-31-425-030-0000	\$ 12,772	224.	26-06-110-009-0000	\$ 50,445
181.	21-31-425-031-0000	\$ 109,959	225.	26-06-110-010-0000	\$ 5,988
182.	21-31-426-004-0000	\$ 47,774	226.	26-06-110-011-0000	\$ 2,506
183.	21-31-426-005-0000	\$ 25,063	227.	26-06-110-012-0000	\$ 3,560
184.	21-31-426-006-0000	\$ 10,335	228.	26-06-110-013-0000	\$ 11,967
185.	21-31-426-007-0000	\$ 17,777	229.	26-06-110-014-0000	\$ 20,727
186.	21-31-426-008-0000	\$ 9,728	230.	26-06-111-025-0000	\$ 179,921
187.	21-31-426-009-0000	\$ 32,330	231.	26-06-112-020-0000	\$ 38,444
188.	21-31-426-010-0000	\$ 9,523	232.	26-06-112-021-0000	\$ 9,846
189.	21-31-426-011-0000	\$ 9,523	233.	26-06-112-022-0000	\$ 9,886
190.	21-31-426-012-0000	\$ 7,720	234.	26-06-112-023-0000	\$ 9,886
191.	21-31-426-013-0000	\$ 7,720	235.	26-06-112-024-0000	\$ 9,886
192.	21-31-426-014-0000	\$ 9,523	236.	26-06-112-025-0000	\$ 15,702
193.	21-31-426-015-0000	\$ 25,890	237.	26-06-112-026-0000	\$ 15,702
194.	21-31-426-038-0000	\$ 29,490	238.	26-06-112-027-0000	\$ 41,937
195.	21-31-500-002-0000	\$ 27,107	239.	26-06-112-048-0000	\$ 77,422
196.	25-01-207-001-0000	\$ 128,385	240.	26-06-113-024-0000	\$ 7,938
197.	25-01-433-005-0000	\$ 216,155	241.	26-06-113-025-0000	\$ 8,743
198.	25-01-501-007-0000	Exempt	242.	26-06-113-026-0000	\$ 8,743
199.	25-12-200-043-0000	\$ 840,345	243.	26-06-113-027-0000	\$ 164,072
200.	25-12-201-077-0000	\$ 168,105	244.	26-06-113-032-0000	\$ 1,640,118
201.	25-12-201-078-0000	\$ 56,510	245.	26-06-114-001-0000	Exempt
202.	25-12-201-079-0000	\$ 155,636	246.	26-06-115-049-0000	Exempt
203.	25-12-201-080-0000	\$ 63,523	247.	26-06-115-050-0000	Exempt
204.	25-12-203-065-0000	Exempt	248.	26-06-115-051-0000	Exempt
205.	25-12-216-004-0000	\$ 604,083	249.	26-06-115-052-0000	Exempt
206.	25-12-216-006-0000	\$ 158,885	250.	26-06-120-001-0000	Exempt
207.	25-12-216-007-0000	\$ 56,348	251.	26-06-126-004-0000	Exempt
208.	25-12-216-008-0000	\$ 116,576	252.	26-06-126-006-0000	\$ 105,476
209.	25-12-225-001-0000	\$ 77,645	253.	26-06-130-027-0000	\$ 78,570
210.	25-12-226-019-0000	\$ 10,622	254.	26-06-130-028-0000	\$ 13,888
211.	25-12-227-001-0000	\$ 11,478	255.	26-06-130-029-0000	\$ 17,530
212.	26-06-100-033-0000	\$ 113,021	256.	26-06-130-030-0000	\$ 17,099
213.	26-06-100-034-0000	\$ 71,374	257.	26-06-130-031-0000	\$ 24,825
214.	26-06-100-035-0000	\$ 473,014	258.	26-06-130-032-0000	\$ 22,740
215.	26-06-100-036-0000	\$ 825,574	259.	26-06-130-033-0000	\$ 4,416
216.	26-06-101-001-0000	\$ 272,139	260.	26-06-130-034-0000	\$ 4,416

PIN		2000 EAV*	PIN		2000 EAV*
261.	26-06-130-035-0000	\$ 4,416	305.	26-06-132-019-0000	\$ 5,047
262.	26-06-130-036-0000	\$ 21,999	306.	26-06-132-020-0000	\$ 5,047
263.	26-06-130-037-0000	\$ 4,416	307.	26-06-132-021-0000	\$ 5,047
264.	26-06-130-038-0000	\$ 12,947	308.	26-06-132-022-0000	\$ 28,516
265.	26-06-130-039-0000	Exempt	309.	26-06-132-023-0000	\$ 17,964
266.	26-06-130-040-0000	Exempt	310.	26-06-132-045-0000	\$ 144,790
267.	26-06-130-041-0000	Exempt	311.	26-06-202-015-0000	Exempt
268.	26-06-130-042-0000	Exempt	312.	26-06-202-016-0000	\$ 46,436
269.	26-06-130-044-0000	\$ 79,377	313.	26-06-202-017-0000	\$ 23,487
270.	26-06-130-045-0000	\$ 32,919	314.	26-06-202-018-0000	\$ 19,253
271.	26-06-130-046-0000	\$ 19,420	315.	26-06-202-019-0000	\$ 28,797
272.	26-06-130-047-0000	\$ 18,459	316.	26-06-202-020-0000	\$ 42,269
273.	26-06-131-001-0000	\$ 16,634	317.	26-06-202-021-0000	\$ 61,391
274.	26-06-131-004-0000	\$ 18,766	318.	26-06-202-022-0000	\$ 11,075
275.	26-06-131-005-0000	\$ 3,671	319.	26-06-202-023-0000	\$ 15,876
276.	26-06-131-006-0000	\$ 10,922	320.	26-06-202-024-0000	\$ 28,332
277.	26-06-131-007-0000	\$ 11,040	321.	26-06-202-025-0000	\$ 19,694
278.	26-06-131-008-0000	\$ 11,040	322.	26-06-202-026-0000	\$ 24,616
279.	26-06-131-012-0000	\$ 13,016	323.	26-06-202-027-0000	\$ 20,269
280.	26-06-131-013-0000	\$ 4,416	324.	26-06-202-028-0000	\$ 17,181
281.	26-06-131-014-0000	\$ 19,476	325.	26-06-202-029-0000	\$ 32,834
282.	26-06-131-015-0000	\$ 19,300	326.	26-06-202-030-0000	Exempt
283.	26-06-131-016-0000	\$ 33,190	327.	26-06-202-031-0000	Exempt
284.	26-06-131-017-0000	\$ 18,926	328.	26-06-202-032-0000	Exempt
285.	26-06-131-018-0000	\$ 12,572	329.	26-06-202-033-0000	Exempt
286.	26-06-131-019-0000	\$ 16,803	330.	26-06-203-001-0000	\$ 67,890
287.	26-06-131-020-0000	\$ 16,180	331.	26-06-203-002-0000	\$ 20,890
288.	26-06-131-021-0000	\$ 4,416	332.	26-06-203-003-0000	\$ 19,006
289.	26-06-131-022-0000	\$ 15,896	333.	26-06-203-004-0000	\$ 42,202
290.	26-06-131-023-0000	\$ 18,886	334.	26-06-203-005-0000	\$ 38,811
291.	26-06-131-045-0000	\$ 19,360	335.	26-06-203-006-0000	\$ 8,554
292.	26-06-131-046-0000	\$ 15,827	336.	26-06-203-007-0000	Exempt
293.	26-06-131-047-0000	\$ 327,250	337.	26-06-203-008-0000	\$ 18,891
294.	26-06-132-008-0000	\$ 3,671	338.	26-06-203-009-0000	\$ 54,576
295.	26-06-132-009-0000	\$ 33,982	339.	26-06-203-010-0000	\$ 30,689
296.	26-06-132-010-0000	\$ 17,839	340.	26-06-203-011-0000	\$ 21,686
297.	26-06-132-011-0000	\$ 12,347	341.	26-06-203-012-0000	\$ 18,651
298.	26-06-132-012-0000	\$ 17,008	342.	26-06-203-013-0000	\$ 10,455
299.	26-06-132-013-0000	\$ 5,047	343.	26-06-203-014-0000	\$ 10,599
300.	26-06-132-014-0000	\$ 5,047	344.	26-06-203-015-0000	\$ 8,905
301.	26-06-132-015-0000	\$ 5,047	345.	26-06-203-016-0000	\$ 11,489
302.	26-06-132-016-0000	\$ 5,047	346.	26-06-203-017-0000	\$ 12,667
303.	26-06-132-017-0000	\$ 11,080	347.	26-06-203-018-0000	\$ 41,922
304.	26-06-132-018-0000	\$ 5,047	348.	26-06-203-019-0000	\$ 18,455

	PIN	2000 EAV*		PIN	2000 EAV*
349.	26-06-203-020-0000	\$ 22,520	393.	26-06-216-028-0000	\$ 18,206
350.	26-06-203-021-0000	\$ 19,731	394.	26-06-216-030-0000	\$ 23,932
351.	26-06-203-022-0000	\$ 61,549	395.	26-06-216-031-0000	\$ 8,863
352.	26-06-209-022-0000	\$ 102,512	396.	26-06-216-032-0000	\$ 8,863
353.	26-06-209-023-0000	\$ 27,185	397.	26-06-216-035-0000	\$ 57,847
354.	26-06-209-024-0000	\$ 18,480	398.	26-06-216-036-0000	\$ 24,049
355.	26-06-209-025-0000	\$ 19,431	399.	26-06-216-037-0000	\$ 69,173
356.	26-06-209-026-0000	\$ 20,525	400.	26-06-216-038-0000	\$ 22,117
357.	26-06-209-027-0000	\$ 33,795	401.	26-06-216-039-0000	\$ 65,291
358.	26-06-209-028-0000	\$ 19,938	402.	26-06-216-040-0000	\$ 26,882
359.	26-06-209-029-0000	\$ 36,314	403.	26-06-216-041-0000	\$ 5,047
360.	26-06-209-030-0000	\$ 38,293	404.	26-06-216-042-0000	\$ 103,715
361.	26-06-209-031-0000	\$ 5,047	405.	26-06-217-001-0000	\$ 12,712
362.	26-06-209-032-0000	\$ 5,047	406.	26-06-217-002-0000	\$ 184,201
363.	26-06-209-033-0000	\$ 20,788	407.	26-06-217-003-0000	\$ 36,372
364.	26-06-209-034-0000	\$ 10,233	408.	26-06-217-004-0000	\$ 34,486
365.	26-06-209-035-0000	\$ 29,257	409.	26-06-217-005-0000	\$ 20,581
366.	26-06-209-036-0000	\$ 6,902	410.	26-06-217-006-0000	\$ 39,638
367.	26-06-209-037-0000	\$ 5,047	411.	26-06-217-007-0000	\$ 18,431
368.	26-06-209-038-0000	\$ 14,562	412.	26-06-217-008-0000	\$ 119,275
369.	26-06-209-039-0000	\$ 87,417	413.	26-06-217-009-0000	\$ 10,980
370.	26-06-210-001-0000	\$ 24,294	414.	26-06-217-010-0000	\$ 74,976
371.	26-06-210-002-0000	\$ 25,877	415.	26-06-217-011-0000	\$ 16,561
372.	26-06-210-003-0000	\$ 10,444	416.	26-06-217-012-0000	\$ 75,199
373.	26-06-210-004-0000	\$ 5,063	417.	26-06-217-013-0000	\$ 16,874
374.	26-06-210-005-0000	\$ 5,063	418.	26-06-217-014-0000	\$ 24,930
375.	26-06-210-008-0000	\$ 30,437	419.	26-06-217-015-0000	\$ 19,287
376.	26-06-210-009-0000	\$ 17,779	420.	26-06-217-016-0000	\$ 39,467
377.	26-06-210-010-0000	\$ 5,063	421.	26-06-217-017-0000	\$ 174,020
378.	26-06-210-011-0000	\$ 11,680	422.	26-06-223-016-0000	Exempt
379.	26-06-210-012-0000	\$ 5,063	423.	26-06-223-017-0000	\$ 42,491
380.	26-06-210-013-0000	\$ 11,745	424.	26-06-223-018-0000	\$ 133,352
381.	26-06-210-014-0000	\$ 18,464	425.	26-06-223-019-0000	\$ 38,213
382.	26-06-210-015-0000	\$ 19,091	426.	26-06-223-020-0000	\$ 5,047
383.	26-06-210-016-0000	\$ 32,178	427.	26-06-223-021-0000	\$ 18,660
384.	26-06-210-017-0000	\$ 17,904	428.	26-06-223-022-0000	\$ 15,331
385.	26-06-210-045-0000	\$ 23,547	429.	26-06-223-023-0000	\$ 70,965
386.	26-06-210-046-0000	\$ 31,274	430.	26-06-223-024-0000	\$ 55,692
387.	26-06-210-047-0000	\$ 208,827	431.	26-06-223-025-0000	\$ 21,584
388.	26-06-216-023-0000	\$ 60,290	432.	26-06-223-026-0000	\$ 150,949
389.	26-06-216-024-0000	\$ 18,951	433.	26-06-223-027-0000	Exempt
390.	26-06-216-025-0000	\$ 93,209	434.	26-06-223-036-0000	\$ 310,968
391.	26-06-216-026-0000	\$ 5,679	435.	26-06-223-037-0000	\$ 111,022
392.	26-06-216-027-0000	\$ 37,346	436.	26-06-224-001-0000	\$ 93,200

	PIN	2000 EAV*		PIN	2000 EAV*
437.	26-06-224-002-0000	\$ 13,392	481.	26-06-400-009-0000	\$ 4,950
438.	26-06-224-003-0000	\$ 50,460	482.	26-06-400-010-0000	\$ 9,574
439.	26-06-224-004-0000	\$ 20,874	483.	26-06-400-011-0000	\$ 9,574
440.	26-06-224-005-0000	\$ 21,190	484.	26-06-400-012-0000	\$ 67,381
441.	26-06-224-006-0000	\$ 21,190	485.	26-06-400-013-0000	\$ 67,381
442.	26-06-224-007-0000	\$ 71,508	486.	26-06-400-014-0000	\$ 4,950
443.	26-06-224-008-0000	\$ 27,044	487.	26-06-400-015-0000	\$ 17,281
444.	26-06-224-009-0000	\$ 47,714	488.	26-06-400-016-0000	\$ 36,021
445.	26-06-224-010-0000	\$ 47,714	489.	26-06-400-017-0000	\$ 18,348
446.	26-06-224-011-0000	\$ 45,628	490.	26-06-400-018-0000	\$ 4,950
447.	26-06-224-012-0000	\$ 12,645	491.	26-06-400-019-0000	\$ 4,950
448.	26-06-224-013-0000	\$ 19,669	492.	26-06-400-020-0000	\$ 2,662
449.	26-06-224-014-0000	\$ 15,335	493.	26-06-400-021-0000	\$ 22,813
450.	26-06-224-015-0000	\$ 15,182	494.	26-06-400-022-0000	\$ 75,366
451.	26-06-224-032-0000	\$ 121,794	495.	26-06-400-023-0000	\$ 145,842
452.	26-06-224-033-0000	\$ 122,791	496.	26-06-400-024-0000	\$ 421,409
453.	26-06-224-035-0000	\$ 18,991	497.	26-06-400-025-0000	\$ 42,660
454.	26-06-224-036-0000	\$ 16,554	498.	26-06-400-026-0000	\$ 238
455.	26-06-224-037-0000	\$ 97,689	499.	26-06-400-027-0000	Exempt
456.	26-06-224-038-0000	\$ 28,772	500.	26-06-400-028-0000	Exempt
457.	26-06-224-039-0000	\$ 19,389	501.	26-06-400-029-0000	\$ 11,255
458.	26-06-322-003-0000	\$ 145,706	502.	26-06-400-030-0000	\$ 200,669
459.	26-06-322-004-0000	\$ 143,751	503.	26-06-400-031-0000	\$ 618,716
460.	26-06-323-002-0000	Exempt	504.	26-06-400-032-0000	\$ 10,072
461.	26-06-323-003-0000	\$ 14,322	505.	26-06-400-033-0000	\$ 64,164
462.	26-06-323-004-0000	\$ 4,489	506.	26-06-400-034-0000	\$ 64,164
463.	26-06-323-005-0000	\$ 81,611	507.	26-06-400-035-0000	\$ 116,954
464.	26-06-323-006-0000	\$ 79,368	508.	26-06-400-036-0000	Exempt
465.	26-06-323-007-0000	\$ 79,368	509.	26-06-400-037-0000	\$ 58,336
466.	26-06-323-008-0000	\$ 79,368	510.	26-06-401-038-0000	Exempt
467.	26-06-323-009-0000	\$ 79,368	511.	26-06-401-074-0000	\$ 228,124
468.	26-06-323-010-0000	\$ 84,471	512.	26-06-402-001-0000	Exempt
469.	26-06-323-011-0000	\$ 79,368	513.	26-06-402-002-0000	\$ 40,074
470.	26-06-323-012-0000	\$ 79,368	514.	26-06-402-003-0000	\$ 85,280
471.	26-06-323-013-0000	\$ 79,368	515.	26-06-402-004-0000	\$ 85,280
472.	26-06-323-014-0000	\$ 89,776	516.	26-06-402-005-0000	\$ 85,280
473.	26-06-400-001-0000	\$ 4,950	517.	26-06-402-006-0000	\$ 55,979
474.	26-06-400-002-0000	\$ 12,705	518.	26-06-402-007-0000	\$ 10,944
475.	26-06-400-003-0000	\$ 4,950	519.	26-06-402-008-0000	\$ 48,557
476.	26-06-400-004-0000	\$ 12,476	520.	26-06-402-010-0000	\$ 10,095
477.	26-06-400-005-0000	\$ 219,682	521.	26-06-402-011-0000	\$ 5,047
478.	26-06-400-006-0000	\$ 4,950	522.	26-06-402-012-0000	\$ 18,215
479.	26-06-400-007-0000	\$ 4,950	523.	26-06-402-013-0000	\$ 18,162
480.	26-06-400-008-0000	\$ 4,950	524.	26-06-402-014-0000	\$ 37,099

	PIN	2000 EAV*		PIN	2000 EAV*
525.	26-06-402-015-0000	\$ 37,099	569.	26-06-403-032-0000	\$ 31,683
526.	26-06-402-016-0000	\$ 27,885	570.	26-06-403-033-0000	\$ 346,421
527.	26-06-402-017-0000	\$ 97,367	571.	26-06-403-034-0000	\$ 72,326
528.	26-06-402-018-0000	\$ 119,264	572.	26-06-404-001-0000	Exempt
529.	26-06-402-019-0000	\$ 54,031	573.	26-06-404-002-0000	Exempt
530.	26-06-402-020-0000	\$ 24,209	574.	26-06-404-003-0000	\$ 17,597
531.	26-06-402-021-0000	\$ 23,098	575.	26-06-404-004-0000	\$ 15,671
532.	26-06-402-022-0000	\$ 28,763	576.	26-06-404-005-0000	\$ 9,895
533.	26-06-402-023-0000	\$ 173,495	577.	26-06-404-006-0000	\$ 10,092
534.	26-06-402-024-0000	\$ 73,093	578.	26-06-404-007-0000	\$ 10,762
535.	26-06-402-025-0000	Exempt	579.	26-06-404-008-0000	\$ 14,562
536.	26-06-402-026-0000	Exempt	580.	26-06-404-009-0000	Exempt
537.	26-06-402-027-0000	\$ 334,379	581.	26-06-404-010-0000	Exempt
538.	26-06-402-028-0000	Exempt	582.	26-06-404-011-0000	Exempt
539.	26-06-402-029-0000	\$ 1,116	583.	26-06-404-012-0000	Exempt
540.	26-06-403-001-0000	\$ 213,307	584.	26-06-404-013-0000	Exempt
541.	26-06-403-002-0000	\$ 27,994	585.	26-06-404-014-0000	Exempt
542.	26-06-403-003-0000	\$ 27,994	586.	26-06-404-015-0000	Exempt
543.	26-06-403-004-0000	\$ 64,522	587.	26-06-404-016-0000	\$ 12,694
544.	26-06-403-005-0000	\$ 32,130	588.	26-06-404-017-0000	\$ 8,365
545.	26-06-403-008-0000	\$ 5,003	589.	26-06-404-018-0000	\$ 4,136
546.	26-06-403-009-0000	Exempt	590.	26-06-404-021-0000	Exempt
547.	26-06-403-010-0000	\$ 46,249	591.	26-06-404-022-0000	Exempt
548.	26-06-403-011-0000	\$ 44,826	592.	26-06-404-023-0000	Exempt
549.	26-06-403-012-0000	\$ 62,576	593.	26-06-404-024-0000	Exempt
550.	26-06-403-013-0000	\$ 97,165	594.	26-06-404-025-0000	Exempt
551.	26-06-403-014-0000	\$ 22,782	595.	26-06-404-026-0000	Exempt
552.	26-06-403-015-0000	\$ 60,310	596.	26-06-404-027-0000	Exempt
553.	26-06-403-016-0000	\$ 269,386	597.	26-06-404-028-0000	Exempt
554.	26-06-403-017-0000	\$ 66,214	598.	26-06-404-029-0000	Exempt
555.	26-06-403-018-0000	\$ 106,539	599.	26-06-404-030-0000	\$ 5,003
556.	26-06-403-019-0000	\$ 10,126	600.	26-06-404-031-0000	\$ 19,947
557.	26-06-403-020-0000	\$ 5,063	601.	26-06-404-032-0000	\$ 58,814
558.	26-06-403-021-0000	\$ 14,004	602.	26-06-405-001-0000	\$ 137,988
559.	26-06-403-022-0000	\$ 8,578	603.	26-06-405-002-0000	\$ 26,782
560.	26-06-403-023-0000	\$ 10,337	604.	26-06-405-003-0000	\$ 48,321
561.	26-06-403-024-0000	\$ 15,146	605.	26-06-405-004-0000	\$ 2,717
562.	26-06-403-025-0000	\$ 5,063	606.	26-06-405-005-0000	\$ 2,717
563.	26-06-403-026-0000	\$ 5,063	607.	26-06-405-006-0000	\$ 14,746
564.	26-06-403-027-0000	\$ 9,112	608.	26-06-405-007-0000	\$ 9,270
565.	26-06-403-028-0000	\$ 181,215	609.	26-06-405-008-0000	\$ 10,873
566.	26-06-403-029-0000	\$ 31,854	610.	26-06-405-009-0000	\$ 23,929
567.	26-06-403-030-0000	\$ 180,633	611.	26-06-405-010-0000	\$ 4,841
568.	26-06-403-031-0000	\$ 60,170	612.	26-06-405-011-0000	\$ 10,370

	PIN	2000 EAV*		PIN	2000 EAV*
613.	26-06-405-012-0000	\$ 53,998	657.	26-06-410-031-0000	\$ 15,827
614.	26-06-405-013-0000	\$ 56,006	658.	26-06-410-032-0000	Exempt
615.	26-06-405-014-0000	Exempt	659.	26-06-410-033-0000	\$ 115,998
616.	26-06-405-015-0000	\$ 2,882	660.	26-06-410-034-0000	\$ 91,321
617.	26-06-409-001-0000	\$ 14,826	661.	26-06-410-035-0000	\$ 81,809
618.	26-06-409-002-0000	\$ 10,751	662.	26-06-411-001-0000	\$ 15,011
619.	26-06-409-003-0000	\$ 20,707	663.	26-06-411-002-0000	Exempt
620.	26-06-409-004-0000	\$ 11,055	664.	26-06-411-003-0000	Exempt
621.	26-06-409-005-0000	\$ 982,309	665.	26-06-411-004-0000	Exempt
622.	26-06-409-006-0000	\$ 252,685	666.	26-06-411-005-0000	Exempt
623.	26-06-409-007-0000	\$ 22,404	667.	26-06-411-006-0000	Exempt
624.	26-06-409-008-0000	\$ 11,013	668.	26-06-411-007-0000	Exempt
625.	26-06-409-009-0000	\$ 22,033	669.	26-06-411-008-0000	\$ 6,328
626.	26-06-409-010-0000	\$ 10,193	670.	26-06-411-009-0000	\$ 3,162
627.	26-06-409-011-0000	\$ 149,659	671.	26-06-411-010-0000	Exempt
628.	26-06-409-012-0000	\$ 127,055	672.	26-06-411-011-0000	Exempt
629.	26-06-409-013-0000	\$ 42,969	673.	26-06-411-012-0000	Exempt
630.	26-06-409-014-0000	\$ 38,953	674.	26-06-411-013-0000	Exempt
631.	26-06-410-001-0000	\$ 215,315	675.	26-06-411-014-0000	Exempt
632.	26-06-410-002-0000	\$ 73,500	676.	26-06-411-015-0000	Exempt
633.	26-06-410-003-0000	\$ 943,967	677.	26-06-411-016-0000	\$ 15,353
634.	26-06-410-004-0000	\$ 60,384	678.	26-06-411-017-0000	Exempt
635.	26-06-410-005-0000	\$ 61,333	679.	26-06-411-021-0000	\$ 11,344
636.	26-06-410-006-0000	\$ 28,737	680.	26-06-411-022-0000	\$ 11,965
637.	26-06-410-007-0000	\$ 79,919	681.	26-06-411-023-0000	\$ 9,179
638.	26-06-410-008-0000	\$ 5,063	682.	26-06-411-024-0000	\$ 10,551
639.	26-06-410-009-0000	\$ 5,063	683.	26-06-411-025-0000	\$ 3,162
640.	26-06-410-010-0000	\$ 54,251	684.	26-06-411-026-0000	\$ 43,674
641.	26-06-410-011-0000	\$ 22,315	685.	26-06-411-029-0000	\$ 15,151
642.	26-06-410-012-0000	\$ 5,063	686.	26-06-411-030-0000	\$ 11,736
643.	26-06-410-013-0000	\$ 5,063	687.	26-06-411-031-0000	\$ 11,542
644.	26-06-410-014-0000	\$ 20,356	688.	26-06-411-032-0000	\$ 13,955
645.	26-06-410-017-0000	\$ 36,087	689.	26-06-411-033-0000	\$ 3,126
646.	26-06-410-020-0000	\$ 72,595	690.	26-06-411-034-0000	\$ 3,126
647.	26-06-410-021-0000	\$ 3,162	691.	26-06-411-035-0000	\$ 3,126
648.	26-06-410-022-0000	\$ 3,162	692.	26-06-411-039-0000	\$ 11,945
649.	26-06-410-023-0000	\$ 8,716	693.	26-06-411-040-0000	\$ 12,732
650.	26-06-410-024-0000	\$ 14,097	694.	26-06-411-041-0000	\$ 10,497
651.	26-06-410-025-0000	\$ 11,849	695.	26-06-411-042-0000	Exempt
652.	26-06-410-026-0000	\$ 3,162	696.	26-06-411-043-0000	\$ 9,530
653.	26-06-410-027-0000	\$ 3,162	697.	26-06-411-044-0000	\$ 5,852
654.	26-06-410-028-0000	\$ 3,162	698.	26-06-412-001-0000	\$ 48,366
655.	26-06-410-029-0000	\$ 10,679	699.	26-06-412-004-0000	\$ 66,334
656.	26-06-410-030-0000	\$ 10,495	700.	26-06-412-005-0000	\$ 169,909

	PIN	2000 EAV*		PIN	2000 EAV*
701.	26-06-412-006-0000	\$ 60,677	745.	26-06-418-015-0000	\$ 11,673
702.	26-06-412-007-0000	\$ 73,249	746.	26-06-418-016-0000	\$ 19,080
703.	26-06-412-008-0000	\$ 13,274	747.	26-06-418-017-0000	\$ 3,747
704.	26-06-412-031-0000	\$ 5,650	748.	26-06-418-018-0000	\$ 3,751
705.	26-06-412-032-0000	\$ 3,458	749.	26-06-418-019-0000	\$ 3,751
706.	26-06-416-001-0000	\$ 17,306	750.	26-06-418-020-0000	\$ 3,751
707.	26-06-416-002-0000	\$ 9,943	751.	26-06-418-021-0000	\$ 49,126
708.	26-06-416-003-0000	\$ 9,943	752.	26-06-418-022-0000	\$ 49,126
709.	26-06-416-004-0000	\$ 22,724	753.	26-06-418-024-0000	\$ 213,118
710.	26-06-416-005-0000	\$ 28,314	754.	26-06-418-025-0000	\$ 118,106
711.	26-06-416-006-0000	\$ 222,766	755.	26-06-419-001-0000	\$ 21,448
712.	26-06-416-007-0000	\$ 10,061	756.	26-06-419-002-0000	\$ 42,898
713.	26-06-416-008-0000	\$ 4,950	757.	26-06-419-003-0000	\$ 17,288
714.	26-06-416-009-0000	\$ 4,950	758.	26-06-419-004-0000	\$ 97,872
715.	26-06-416-010-0000	\$ 4,950	759.	26-06-419-006-0000	\$ 18,086
716.	26-06-416-011-0000	\$ 10,264	760.	26-06-419-007-0000	\$ 17,913
717.	26-06-416-012-0000	\$ 18,837	761.	26-06-419-008-0000	\$ 96,538
718.	26-06-416-013-0000	\$ 66,789	762.	26-06-419-029-0000	\$ 108,636
719.	26-06-416-014-0000	\$ 66,789	763.	26-06-420-001-0000	\$ 60,426
720.	26-06-416-015-0000	\$ 42,653	764.	26-06-420-002-0000	\$ 133,503
721.	26-06-417-001-0000	\$ 16,396	765.	26-06-421-011-0000	\$ 22,673
722.	26-06-417-002-0000	\$ 25,681	766.	26-06-421-012-0000	\$ 3,876
723.	26-06-417-003-0000	\$ 4,216	767.	26-06-421-013-0000	\$ 3,876
724.	26-06-417-006-0000	\$ 221,029	768.	26-06-421-014-0000	\$ 5,583
725.	26-06-417-008-0000	\$ 4,022	769.	26-06-421-015-0000	\$ 12,407
726.	26-06-417-009-0000	\$ 3,940	770.	26-06-421-016-0000	\$ 186,503
727.	26-06-417-011-0000	Exempt	771.	26-06-422-002-0000	\$ 7,224
728.	26-06-417-013-0000	Exempt	772.	26-06-422-003-0000	Exempt
729.	26-06-417-014-0000	\$ 307,595	773.	26-06-422-004-0000	\$ 16,761
730.	26-06-417-015-0000	\$ 33,435	774.	26-06-422-006-0000	\$ 18,913
731.	26-06-418-001-0000	Exempt	775.	26-06-422-007-0000	\$ 3,784
732.	26-06-418-002-0000	\$ 8,211	776.	26-06-422-008-0000	Exempt
733.	26-06-418-003-0000	\$ 54,436	777.	26-06-422-009-0000	\$ 59,463
734.	26-06-418-004-0000	\$ 110,326	778.	26-06-422-010-0000	\$ 4,523
735.	26-06-418-005-0000	\$ 12,114	779.	26-06-422-011-0000	\$ 22,935
736.	26-06-418-006-0000	\$ 9,523	780.	26-06-422-012-0000	\$ 15,278
737.	26-06-418-007-0000	\$ 8,447	781.	26-06-422-013-0000	\$ 7,066
738.	26-06-418-008-0000	\$ 9,192	782.	26-06-422-014-0000	\$ 7,066
739.	26-06-418-009-0000	\$ 8,429	783.	26-06-422-015-0000	\$ 7,066
740.	26-06-418-010-0000	\$ 9,192	784.	26-06-422-017-0000	\$ 17,921
741.	26-06-418-011-0000	\$ 41,206	785.	26-06-422-018-0000	\$ 17,601
742.	26-06-418-012-0000	\$ 8,485	786.	26-06-422-019-0000	\$ 15,235
743.	26-06-418-013-0000	\$ 32,661	787.	26-06-422-020-0000	\$ 15,009
744.	26-06-418-014-0000	\$ 24,514	788.	26-06-423-001-0000	Exempt

	PIN	2000 EAV*		PIN	2000 EAV*
789.	26-06-423-002-0000	Exempt	833.	26-07-102-003-0000	\$ 4,950
790.	26-06-423-007-0000	\$ 4,403	834.	26-07-102-004-0000	\$ 4,950
791.	26-06-423-008-0000	\$ 3,796	835.	26-07-102-005-0000	\$ 4,950
792.	26-06-423-009-0000	\$ 13,766	836.	26-07-102-006-0000	\$ 4,950
793.	26-06-423-010-0000	Exempt	837.	26-07-102-007-0000	\$ 4,950
794.	26-06-423-011-0000	Exempt	838.	26-07-102-008-0000	\$ 4,950
795.	26-06-423-012-0000	Exempt	839.	26-07-102-009-0000	\$ 4,950
796.	26-06-423-013-0000	Exempt	840.	26-07-102-010-0000	\$ 11,540
797.	26-06-423-014-0000	Exempt	841.	26-07-103-001-0000	\$ 11,540
798.	26-06-423-015-0000	\$ 18,749	842.	26-07-103-002-0000	\$ 4,950
799.	26-06-423-016-0000	Exempt	843.	26-07-103-003-0000	\$ 4,950
800.	26-06-423-017-0000	Exempt	844.	26-07-103-004-0000	\$ 4,950
801.	26-06-423-018-0000	\$ 1,150	845.	26-07-103-005-0000	\$ 4,950
802.	26-06-423-019-0000	Exempt	846.	26-07-103-006-0000	\$ 5,063
803.	26-06-423-020-0000	\$ 16,376	847.	26-07-103-007-0000	\$ 5,063
804.	26-06-423-021-0000	\$ 22,128	848.	26-07-103-008-0000	\$ 5,063
805.	26-06-424-001-0000	\$ 61,566	849.	26-07-103-009-0000	\$ 5,063
806.	26-06-424-002-0000	\$ 13,325	850.	26-07-103-010-0000	\$ 14,637
807.	26-06-424-003-0000	\$ 33,577	851.	26-07-104-001-0000	\$ 77,142
808.	26-06-424-004-0000	\$ 32,299	852.	26-07-104-002-0000	\$ 72,166
809.	26-06-424-006-0000	Exempt	853.	26-07-104-003-0000	\$ 10,099
810.	26-06-424-009-0000	\$ 55,243	854.	26-07-104-004-0000	\$ 9,221
811.	26-06-424-010-0000	Exempt	855.	26-07-104-005-0000	\$ 10,304
812.	26-06-424-012-0000	\$ 4,745	856.	26-07-104-006-0000	\$ 33,639
813.	26-06-424-013-0000	\$ 206,995	857.	26-07-105-001-0000	\$ 72,046
814.	26-06-427-032-0000	\$ 46,269	858.	26-07-105-002-0000	\$ 270,155
815.	26-06-427-033-0000	\$ 27,474	859.	26-07-105-003-0000	\$ 114,028
816.	26-06-428-020-0000	\$ 1,917	860.	26-07-105-004-0000	\$ 113,016
817.	26-06-428-021-0000	Exempt	861.	26-07-105-005-0000	\$ 65,206
818.	26-06-504-001-0000	Exempt	862.	26-07-105-006-0000	\$ 17,895
819.	26-06-504-002-0000	Exempt	863.	26-07-105-007-0000	\$ 2,457
820.	26-06-506-009-0000	Exempt	864.	26-07-105-009-0000	\$ 132,272
821.	26-06-506-010-0000	Exempt	865.	26-07-105-011-0000	\$ 10,604
822.	26-06-506-012-0000	\$ 7,153	866.	26-07-106-002-0000	\$ 14,457
823.	26-06-506-013-0000	\$ 2,530	867.	26-07-106-044-0000	\$ 34,711
824.	26-07-100-004-0000	\$ 4,756	868.	26-07-106-045-0000	\$ 93,285
825.	26-07-100-005-0000	\$ 4,756	869.	26-07-108-046-0000	\$ 180,739
826.	26-07-100-006-0000	\$ 4,756	870.	26-07-109-001-0000	\$ 7,204
827.	26-07-100-007-0000	\$ 4,756	871.	26-07-109-002-0000	\$ 5,003
828.	26-07-100-008-0000	\$ 4,445	872.	26-07-109-003-0000	\$ 5,003
829.	26-07-100-024-0000	Exempt	873.	26-07-109-004-0000	\$ 21,388
830.	26-07-101-070-0000	\$ 49,613	874.	26-07-109-005-0000	\$ 5,003
831.	26-07-102-001-0000	\$ 85,164	875.	26-07-109-006-0000	\$ 67,114
832.	26-07-102-002-0000	\$ 4,950	876.	26-07-109-007-0000	\$ 40,343

	PIN	2000 EAV*		PIN	2000 EAV*
877.	26-07-109-008-0000	\$ 28,479	921.	26-07-143-009-0000	\$ 13,232
878.	26-07-109-009-0000	\$ 34,891	922.	26-07-143-010-0000	\$ 30,800
879.	26-07-110-001-0000	\$ 33,192	923.	26-07-143-011-0000	\$ 14,784
880.	26-07-110-002-0000	\$ 19,413	924.	26-07-143-024-0000	\$ 4,185
881.	26-07-110-017-0000	\$ 19,093	925.	26-07-143-025-0000	\$ 4,185
882.	26-07-110-018-0000	\$ 15,002	926.	26-07-143-026-0000	\$ 4,185
883.	26-07-110-019-0000	\$ 15,565	927.	26-07-143-027-0000	\$ 4,185
884.	26-07-110-020-0000	\$ 16,563	928.	26-07-143-028-0000	\$ 4,185
885.	26-07-110-021-0000	\$ 3,511	929.	26-07-143-029-0000	\$ 4,185
886.	26-07-110-022-0000	\$ 14,797	930.	26-07-143-030-0000	\$ 4,267
887.	26-07-110-023-0000	\$ 3,784	931.	26-07-143-031-0000	\$ 4,185
888.	26-07-110-024-0000	\$ 3,784	932.	26-07-143-032-0000	\$ 4,185
889.	26-07-110-025-0000	\$ 14,355	933.	26-07-143-033-0000	\$ 4,185
890.	26-07-110-026-0000	\$ 20,763	934.	26-07-143-034-0000	\$ 4,185
891.	26-07-110-027-0000	\$ 16,638	935.	26-07-143-035-0000	\$ 4,013
892.	26-07-110-028-0000	\$ 15,529	936.	26-07-143-036-0000	\$ 4,013
893.	26-07-110-029-0000	\$ 11,922	937.	26-07-143-037-0000	\$ 4,013
894.	26-07-110-030-0000	\$ 14,084	938.	26-07-143-038-0000	\$ 4,013
895.	26-07-110-031-0000	\$ 17,352	939.	26-07-143-039-0000	\$ 4,013
896.	26-07-110-032-0000	\$ 15,811	940.	26-07-143-040-0000	\$ 4,013
897.	26-07-110-033-0000	\$ 3,784	941.	26-07-143-041-0000	\$ 4,013
898.	26-07-110-034-0000	\$ 20,261	942.	26-07-143-042-0000	\$ 5,539
899.	26-07-110-035-0000	\$ 13,499	943.	26-07-143-043-0000	Exempt
900.	26-07-110-036-0000	\$ 13,016	944.	26-07-143-044-0000	\$ 18,342
901.	26-07-110-037-0000	\$ 17,844	945.	26-07-143-045-0000	\$ 20,690
902.	26-07-110-038-0000	\$ 31,122	946.	26-07-143-046-0000	\$ 31,567
903.	26-07-111-002-0000	\$ 22,524	947.	26-07-143-047-0000	\$ 31,567
904.	26-07-111-003-0000	\$ 15,551	948.	26-07-143-048-0000	\$ 30,993
905.	26-07-111-004-0000	\$ 37,119	949.	26-07-143-049-0000	\$ 31,567
906.	26-07-111-005-0000	\$ 12,654	950.	26-07-143-050-0000	\$ 30,940
907.	26-07-111-006-0000	\$ 15,355	951.	26-07-143-051-0000	\$ 3,578
908.	26-07-111-007-0000	\$ 15,378	952.	26-07-143-052-0000	\$ 38,796
909.	26-07-111-008-0000	\$ 14,024	953.	26-07-156-003-0000	\$ 73,344
910.	26-07-111-009-0000	\$ 12,011	954.	26-07-156-004-0000	\$ 3,913
911.	26-07-111-010-0000	\$ 14,277	955.	26-07-156-005-0000	\$ 3,669
912.	26-07-111-011-0000	\$ 9,583	956.	26-07-156-006-0000	\$ 3,669
913.	26-07-111-032-0000	Exempt	957.	26-07-156-007-0000	\$ 3,669
914.	26-07-111-033-0000	\$ 405,720	958.	26-07-156-008-0000	\$ 3,669
915.	26-07-111-034-0000	Exempt	959.	26-07-156-009-0000	\$ 3,669
916.	26-07-121-001-0000	\$ 97,205	960.	26-07-156-010-0000	\$ 3,669
917.	26-07-121-002-0000	\$ 3,784	961.	26-07-156-011-0000	\$ 3,669
918.	26-07-121-003-0000	\$ 3,784	962.	26-07-156-012-0000	\$ 3,669
919.	26-07-143-003-0000	\$ 17,541	963.	26-07-156-013-0000	\$ 3,669
920.	26-07-143-004-0000	\$ 12,965	964.	26-07-156-014-0000	\$ 3,669

PIN	2000 EAV*	PIN	2000 EAV*				
965.	26-07-156-015-0000	\$	3,669	1009.	26-07-160-018-0000	\$	14,646
966.	26-07-156-016-0000	\$	3,669	1010.	26-07-160-019-0000	\$	4,925
967.	26-07-156-017-0000	\$	3,669	1011.	26-07-160-020-0000	\$	16,183
968.	26-07-156-018-0000	\$	3,669	1012.	26-07-160-021-0000	\$	16,507
969.	26-07-156-019-0000	\$	3,669	1013.	26-07-160-022-0000	\$	16,469
970.	26-07-156-020-0000	\$	3,669	1014.	26-07-160-023-0000	\$	8,374
971.	26-07-156-021-0000	\$	3,669	1015.	26-07-160-024-0000	\$	11,889
972.	26-07-156-022-0000	\$	3,669	1016.	26-07-160-025-0000	\$	10,946
973.	26-07-156-023-0000	\$	4,305	1017.	26-07-160-026-0000	\$	8,131
974.	26-07-156-024-0000	\$	3,913	1018.	26-07-160-027-0000	\$	9,823
975.	26-07-156-025-0000	\$	3,669	1019.	26-07-160-029-0000	\$	12,082
976.	26-07-156-026-0000	\$	3,669	1020.	26-07-160-030-0000	\$	11,571
977.	26-07-156-027-0000	\$	3,669	1021.	26-07-161-002-0000	\$	3,269
978.	26-07-156-028-0000	\$	3,784	1022.	26-07-161-003-0000	\$	1,648
979.	26-07-156-029-0000	\$	4,065	1023.	26-07-161-004-0000	\$	5,203
980.	26-07-156-030-0000	\$	4,076	1024.	26-07-161-005-0000	\$	14,355
981.	26-07-156-031-0000	\$	1,692	1025.	26-07-161-006-0000	\$	4,309
982.	26-07-156-032-0000	\$	4,812	1026.	26-07-161-007-0000	\$	5,492
983.	26-07-156-033-0000	\$	4,689	1027.	26-07-161-008-0000	\$	5,325
984.	26-07-156-034-0000	\$	7,569	1028.	26-07-161-009-0000	\$	5,325
985.	26-07-156-035-0000	\$	6,384	1029.	26-07-161-010-0000	\$	6,126
986.	26-07-156-036-0000	\$	4,271	1030.	26-07-161-011-0000	\$	19,531
987.	26-07-156-037-0000	\$	3,780	1031.	26-07-161-012-0000	\$	3,873
988.	26-07-156-038-0000	\$	3,809	1032.	26-07-161-013-0000	\$	5,325
989.	26-07-156-039-0000	\$	3,809	1033.	26-07-161-014-0000	\$	5,325
990.	26-07-156-040-0000	\$	3,809	1034.	26-07-161-015-0000	\$	5,325
991.	26-07-156-041-0000	\$	3,809	1035.	26-07-161-016-0000	\$	5,325
992.	26-07-156-042-0000	\$	3,809	1036.	26-07-161-017-0000	\$	17,501
993.	26-07-156-043-0000	\$	3,809	1037.	26-07-161-018-0000	\$	25,048
994.	26-07-156-044-0000	\$	3,809	1038.	26-07-161-019-0000	\$	22,593
995.	26-07-156-045-0000	\$	3,809	1039.	26-07-161-020-0000	\$	16,972
996.	26-07-156-046-0000	\$	3,809	1040.	26-07-161-021-0000	\$	10,922
997.	26-07-156-047-0000	\$	3,809	1041.	26-07-162-001-0000	\$	21,630
998.	26-07-156-048-0000	\$	3,809	1042.	26-07-162-021-0000	\$	13,054
999.	26-07-156-049-0000	\$	3,809	1043.	26-07-162-022-0000	\$	945
1000.	26-07-156-050-0000	\$	3,898	1044.	26-07-162-023-0000	\$	12,683
1001.	26-07-156-051-0000	\$	9,505	1045.	26-07-162-024-0000	\$	14,977
1002.	26-07-160-011-0000	\$	6,399	1046.	26-07-162-026-0000	\$	14,075
1003.	26-07-160-012-0000	\$	4,925	1047.	26-07-162-027-0000	\$	9,855
1004.	26-07-160-013-0000	\$	8,029	1048.	26-07-163-017-0000	\$	4,718
1005.	26-07-160-014-0000	\$	21,639	1049.	26-07-163-018-0000	\$	15,451
1006.	26-07-160-015-0000	\$	15,175	1050.	26-07-163-019-0000	\$	4,100
1007.	26-07-160-016-0000	\$	4,925	1051.	26-07-163-020-0000	\$	4,100
1008.	26-07-160-017-0000	\$	4,925	1052.	26-07-163-021-0000	\$	4,100

	PIN	2000 EAV*		PIN	2000 EAV*
1053.	26-07-163-022-0000	\$ 4,100	1097.	26-07-300-009-0000	\$ 12,747
1054.	26-07-163-023-0000	\$ 4,100	1098.	26-07-300-010-0000	\$ 1,852
1055.	26-07-163-024-0000	\$ 4,100	1099.	26-07-300-020-0000	\$ 13,085
1056.	26-07-163-025-0000	\$ 4,100	1100.	26-07-300-021-0000	\$ 12,569
1057.	26-07-163-026-0000	\$ 4,100	1101.	26-07-300-022-0000	\$ 12,569
1058.	26-07-163-027-0000	\$ 12,609	1102.	26-07-300-023-0000	\$ 9,488
1059.	26-07-163-031-0000	\$ 16,770	1103.	26-07-300-024-0000	\$ 9,710
1060.	26-07-163-032-0000	\$ 16,943	1104.	26-07-300-025-0000	\$ 6,655
1061.	26-07-163-033-0000	\$ 17,034	1105.	26-07-300-026-0000	\$ 8,414
1062.	26-07-163-034-0000	\$ 16,943	1106.	26-07-302-001-0000	\$ 23,956
1063.	26-07-163-035-0000	\$ 8,685	1107.	26-07-302-002-0000	\$ 39,036
1064.	26-07-163-036-0000	\$ 4,100	1108.	26-07-302-003-0000	\$ 17,661
1065.	26-07-163-037-0000	\$ 4,100	1109.	26-07-302-004-0000	\$ 3,329
1066.	26-07-163-038-0000	\$ 16,570	1110.	26-07-302-005-0000	\$ 76,826
1067.	26-07-163-042-0000	\$ 20,941	1111.	26-07-302-006-0000	\$ 74,692
1068.	26-07-163-043-0000	\$ 18,986	1112.	26-07-302-007-0000	\$ 74,692
1069.	26-07-164-001-0000	\$ 20,347	1113.	26-07-302-008-0000	\$ 3,329
1070.	26-07-164-002-0000	\$ 10,679	1114.	26-07-302-009-0000	\$ 19,029
1071.	26-07-164-003-0000	\$ 3,791	1115.	26-07-302-010-0000	Exempt
1072.	26-07-164-004-0000	\$ 3,564	1116.	26-07-302-011-0000	Exempt
1073.	26-07-164-005-0000	\$ 3,295	1117.	26-07-302-012-0000	Exempt
1074.	26-07-164-006-0000	\$ 10,653	1118.	26-07-302-013-0000	Exempt
1075.	26-07-164-007-0000	\$ 4,676	1119.	26-07-302-014-0000	Exempt
1076.	26-07-164-008-0000	\$ 8,409	1120.	26-07-302-015-0000	Exempt
1077.	26-07-165-001-0000	\$ 31,583	1121.	26-07-302-016-0000	Exempt
1078.	26-07-165-002-0000	\$ 5,325	1122.	26-07-302-017-0000	Exempt
1079.	26-07-165-003-0000	\$ 5,325	1123.	26-07-302-018-0000	Exempt
1080.	26-07-165-004-0000	\$ 14,564	1124.	26-07-302-019-0000	Exempt
1081.	26-07-165-005-0000	\$ 5,325	1125.	26-07-302-020-0000	Exempt
1082.	26-07-165-006-0000	\$ 35,907	1126.	26-07-302-021-0000	\$ 14,924
1083.	26-07-165-007-0000	\$ 13,763	1127.	26-07-302-022-0000	\$ 13,345
1084.	26-07-165-008-0000	\$ 5,325	1128.	26-07-305-014-0000	\$ 22,104
1085.	26-07-165-009-0000	\$ 13,230	1129.	26-07-305-015-0000	\$ 14,715
1086.	26-07-165-010-0000	\$ 5,325	1130.	26-07-305-016-0000	\$ 2,846
1087.	26-07-165-011-0000	\$ 17,143	1131.	26-07-305-017-0000	\$ 13,637
1088.	26-07-165-015-0000	\$ 13,348	1132.	26-07-305-018-0000	\$ 3,126
1089.	26-07-165-016-0000	\$ 5,325	1133.	26-07-305-019-0000	\$ 13,670
1090.	26-07-165-017-0000	\$ 14,831	1134.	26-07-305-020-0000	\$ 13,708
1091.	26-07-165-018-0000	\$ 10,653	1135.	26-07-305-021-0000	\$ 45,033
1092.	26-07-165-019-0000	\$ 24,643	1136.	26-07-305-022-0000	\$ 72,949
1093.	26-07-165-020-0000	\$ 21,310	1137.	26-07-305-023-0000	\$ 76,106
1094.	26-07-165-021-0000	\$ 20,221	1138.	26-07-305-024-0000	\$ 76,106
1095.	26-07-200-022-0000	\$ 66,629	1139.	26-07-305-025-0000	\$ 76,106
1096.	26-07-300-001-0000	\$ 21,717	1140.	26-07-305-026-0000	\$ 17,541

PIN		2000 EAV*	PIN		2000 EAV*
1141.	26-07-305-027-0000	\$ 14,835	1158.	26-07-306-013-0000	\$ 8,027
1142.	26-07-305-028-0000	\$ 19,102	1159.	26-07-306-014-0000	\$ 8,027
1143.	26-07-305-029-0000	\$ 14,306	1160.	26-07-306-015-0000	\$ 7,260
1144.	26-07-305-030-0000	\$ 15,373	1161.	26-07-306-016-0000	\$ 6,526
1145.	26-07-305-031-0000	\$ 13,563	1162.	26-07-306-017-0000	\$ 6,526
1146.	26-07-305-032-0000	\$ 3,126	1163.	26-07-306-018-0000	\$ 6,526
1147.	26-07-305-033-0000	\$ 12,389	1164.	26-07-306-019-0000	\$ 6,526
1148.	26-07-306-001-0000	\$ 124,309	1165.	26-07-306-020-0000	\$ 6,526
1149.	26-07-306-004-0000	\$ 8,176	1166.	26-07-306-021-0000	\$ 6,526
1150.	26-07-306-005-0000	\$ 17,457	1167.	26-07-306-022-0000	\$ 6,526
1151.	26-07-306-006-0000	\$ 13,208	1168.	26-07-306-023-0000	\$ 21,728
1152.	26-07-306-007-0000	\$ 11,785	1169.	26-07-306-024-0000	\$ 43,096
1153.	26-07-306-008-0000	\$ 8,027	1170.	26-07-306-025-0000	\$ 38,700
1154.	26-07-306-009-0000	\$ 35,529	1171.	26-07-500-001-0000	Exempt
1155.	26-07-306-010-0000	\$ 35,529	1172.	26-07-500-002-0000	Exempt
1156.	26-07-306-011-0000	\$ 35,529			
1157.	26-07-306-012-0000	\$ 35,529		<b>TOTAL EAV</b>	<b>\$ 41,906,385</b>

\*2000 EAV does not take into account values of exemptions granted under Cook County homeowner programs for tax year 2000

# **EXHIBIT IV:**

## **Acquisition Sites by Block and Parcel Identification Number**

## Commercial Avenue TIF Redevelopment Plan Acquisition Sites

Io.	PIN	Address	Street
1	`21-31-127-039	2614	83rd
2	`21-31-127-040	2622	83rd
3	`21-31-130-023	2758	83rd
4	`21-31-225-035	2818	83rd
5	`21-31-303-053	2557	83rd
6	`21-31-412-001	8418	Baltimore
7	`21-31-412-024	8456	Commercial
8	`21-31-412-034	8464	Commercial
9	`21-31-419-025	8502	Commercial
10	`21-31-419-038	8544	Commercial
11	`21-31-420-003	8513	Commercial
12	`21-31-420-004	8515	Commercial
13	`21-31-420-005	8519	Commercial
14	`21-31-420-037	8501	Commercial
15	`25-01-433-005	1906	95th
16	`25-12-203-065	2133	95th
17	`25-12-216-006	2261	95th
18	`25-12-216-007	2251	95th
19	`25-12-216-008	2241	95th
20	`26-06-101-001	8701	S. Chicago
21	`26-06-101-002	8711	S. Chicago
22	`26-06-130-031	9724	Commercial
23	`26-06-130-034	9734	Commercial
24	`26-06-130-035	9738	Commercial
25	`26-06-130-036	9740	Commercial
26	`26-06-131-013	9731	Commercial
27	`26-06-131-023	9757	Commercial
28	`26-06-202-018	8706	Commercial
29	`26-06-202-022	8716	Commercial
30	`26-06-203-005	8713	Commercial
31	`26-06-209-027	8816	Commercial
32	`26-06-209-031	8828	Commercial
33	`26-06-209-032	8830	Commercial
34	`26-06-209-038	8850	Commercial
35	`26-06-210-001	8801	Commercial
36	`26-06-210-002	8803	Commercial
37	`26-06-210-003	8805	Commercial
38	`26-06-210-004	8809	Commercial
39	`26-06-210-005	8813	Commercial
40	`26-06-216-036	8944	Commercial
41	`26-06-216-038	8952	Commercial *ORANGE
42	`26-06-216-040	8922	Commercial
43	`26-06-216-041	8924	Commercial
44	`26-06-223-022	9026	Commercial
45	`26-06-322-004	2400	95th
46	`26-06-323-002	2728	94th
47	`26-06-400-001	9056	S. Chicago

**Commercial Avenue TIF Redevelopment Plan Acquisition Sites**

48	`26-06-400-002	9058	S. Chicago
49	`26-06-402-023	9138	Commercial
50	`26-06-403-010	9117	Commercial *ORANGE
51	`26-06-403-019	9116	Houston
52	`26-06-404-003	9117	Houston
53	`26-06-404-030	3064	92nd
54	`26-06-404-032	9138	Baltimore
55	`26-06-411-014	9237	Houston
56	`26-06-411-015	9243	Houston
57	`26-06-416-014	9276	S. Chicago
58	`26-06-417-001	9300	S. Chicago
59	`26-06-417-002	9316	S. Chicago
60	`26-06-417-003	9309	Commercial
61	`26-06-418-013	9369	S. Chicago
62	`26-06-418-025	9316	Baltimore
63	`26-06-419-001	9301	Baltimore
64	`26-06-419-002	9305	Baltimore
65	`26-06-419-003	9319	Baltimore
66	`26-06-419-004	9313	Baltimore
67	`26-06-419-008	9389	S. Chicago
68	`26-06-420-001	2846	95th
69	`26-06-420-002	9442	Esplanada
70	`26-06-422-002	2957	94th
71	`26-06-422-003	9414	Commercial
72	`26-06-422-013	9442	Commercial
73	`26-06-422-014	9450	Commercial
74	`26-06-423-007	9421	Commercial
75	`26-06-423-008	9423	Commercial
76	`26-06-427-032	9716	Baltimore
77	`26-06-427-033	3044	98th
78	`26-07-101-070	2439	95th
79	`26-07-102-002	2503	95th
80	`26-07-102-003	2507	95th
81	`26-07-102-004	2509	95th
82	`26-07-102-005	2511	95th
83	`26-07-102-006	2513	95th
84	`26-07-102-007	2517	95th
85	`26-07-102-008	2519	95th
86	`26-07-102-009	2521	95th
87	`26-07-102-010	2523	95th
88	`26-07-103-001	2527	95th
89	`26-07-103-002	2529	95th
90	`26-07-103-003	2531	95th
91	`26-07-103-004	2535	95th
92	`26-07-103-005	2537	95th
93	`26-07-103-006	2539	95th
94	`26-07-103-007	2541	95th
95	`26-07-103-008	2545	95th
96	`26-07-103-009	2547	95th

## Commercial Avenue TIF Redevelopment Plan Acquisition Sites

97	'26-07-103-010	2549	95th
98	'26-07-105-003	9540	Marquette
99	'26-07-105-009	9560	Marquette
00	'26-07-106-044	2705	95th
01	'26-07-109-001	2901	95th
02	'26-07-109-002	2905	95th
03	'26-07-109-003	2907	95th
04	'26-07-110-033	9540	Commercial
05	'26-07-111-011	9557	Commercial
06	'26-07-143-021	9808	Houston
07	'26-07-143-022	9808	Houston
08	'26-07-143-023	9810	Houston
09	'26-07-143-024	9812	Houston
10	'26-07-143-025	9814	Houston
11	'26-07-143-026	9816	Houston
12	'26-07-143-027	9818	Houston
13	'26-07-143-028	9820	Houston
14	'26-07-143-029	9822	Houston
15	'26-07-143-030	9826	Houston
16	'26-07-143-031	9828	Houston
17	'26-07-143-032	9830	Houston
18	'26-07-143-033	9832	Houston
19	'26-07-143-034	9834	Houston
20	'26-07-143-035	9838	Houston
21	'26-07-143-036	9840	Houston
22	'26-07-143-037	9842	Houston
23	'26-07-143-038	9844	Houston
24	'26-07-143-039	9848	Houston
25	'26-07-143-040	9850	Houston
26	'26-07-143-041	9854	Houston
27	'26-07-143-042	9856	Houston
28	'26-07-156-012	9923	Commercial
29	'26-07-156-013	9925	Commercial
30	'26-07-156-014	9927	Commercial
31	'26-07-156-015	9929	Commercial
32	'26-07-156-016	9931	Commercial
33	'26-07-156-017	9933	Commercial
34	'26-07-156-018	9935	Commercial
35	'26-07-156-019	9937	Commercial
36	'26-07-156-020	9939	Commercial
37	'26-07-156-021	9941	Commercial
38	'26-07-156-022	9943	Commercial
39	'26-07-156-023	9945	Commercial
40	'26-07-156-024	9900	Commercial
41	'26-07-156-025	9902	Houston
42	'26-07-156-026	9904	Houston
43	'26-07-156-027	9906	Houston
44	'26-07-156-028	9908	Houston
45	'26-07-156-029	9912	Houston
46	'26-07-156-030	9910	Houston

## Commercial Avenue TIF Redevelopment Plan Acquisition Sites

147	26-07-156-031	9916	Houston
148	26-07-156-032	9920	Houston
149	26-07-156-033	9935	Houston
150	26-07-156-034	9933	Houston
151	26-07-156-035	9931	Houston
152	26-07-156-036	9929	Houston
153	26-07-156-037	9927	Houston
154	26-07-156-038	9925	Houston
155	26-07-156-039	9923	Houston
156	26-07-156-040	9921	Houston
157	26-07-160-011	10002	Commercial
158	26-07-160-012	10006	Commercial
159	26-07-160-016	10020	Commercial
160	26-07-161-012	10027	Commercial
161	26-07-161-013	10029	Commercial
162	26-07-161-014	10033	Commercial
163	26-07-161-015	10035	Commercial
164	26-07-161-016	10037	Commercial
165	26-07-162-001	10101	Muskegon
166	26-07-162-026	10140	Escanaba
167	26-07-162-027	10148	Escanaba
168	26-07-163-019	10104	Exchange
169	26-07-163-020	10108	Exchange
170	26-07-163-021	10110	Exchange
171	26-07-163-022	10114	Exchange
172	26-07-163-023	10116	Exchange
173	26-07-163-024	10118	Exchange
174	26-07-163-025	10122	Exchange
175	26-07-164-003	10106	Commercial
176	26-07-164-004	10106	Commercial
177	26-07-164-005	10112	Commercial
178	26-07-164-006	10110	Commercial
179	26-07-164-007	10120	Commercial
180	26-07-164-008	10126	Commercial
181	26-07-165-002	10105	Commercial
182	26-07-165-003	10107	Commercial
183	26-07-200-022	9801	Houston
184	26-07-300-001	10201	Muskegon
185	26-07-300-025	10202	Escanaba
186	26-07-300-026	10220	Escanaba
187	26-07-302-022	10259	Commercial
188	26-07-305-032	10358	Commercial
189	26-07-305-033	10343	Muskegon

\*ORANGE indicates that the property is listed as an "orange property" on the City of Chicago Historic Resources Survey

**EXHIBIT V:**

**Commercial Avenue Redevelopment Project Area  
Tax Increment Financing Eligibility Study**

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**COMMERCIAL AVENUE  
REDEVELOPMENT PROJECT AREA  
TAX INCREMENT FINANCING  
ELIGIBILITY STUDY**

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City of Chicago, Illinois  
Richard M. Daley, Mayor

Prepared by:  
Trkla, Pettigrew, Allen & Payne, Inc.  
June 28, 2002

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## INTRODUCTION

The purpose of this report is to determine whether the Commercial Avenue Redevelopment Project Area (the "Project Area"), qualifies for designation as a "conservation area" within the requirements set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended.

The findings presented in this study are based on surveys and analyses conducted by Trkla, Pettigrew, Allen & Payne, Inc. ("TPAP") for the Project Area of approximately 395.6 acres, located on the southeast side of the City of Chicago (the "City").

The Project Area generally includes the Commercial Avenue frontage bounded by 84<sup>th</sup> Street on the north and 104<sup>th</sup> Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91<sup>st</sup> Street on the north, the B & O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B & O rail right-of-way on the east from 97<sup>th</sup> Street on the north to 100<sup>th</sup> Street on the south; 83<sup>rd</sup> Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83<sup>rd</sup> Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95<sup>th</sup> Street on the south; 95<sup>th</sup> Street frontage from Jeffrey Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95<sup>th</sup> Street on the north, 97<sup>th</sup> Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101<sup>st</sup> Street on the north and 104<sup>th</sup> Street on the south. The boundaries of the Project Area are shown on Figure 1, *Project Area Boundary*.

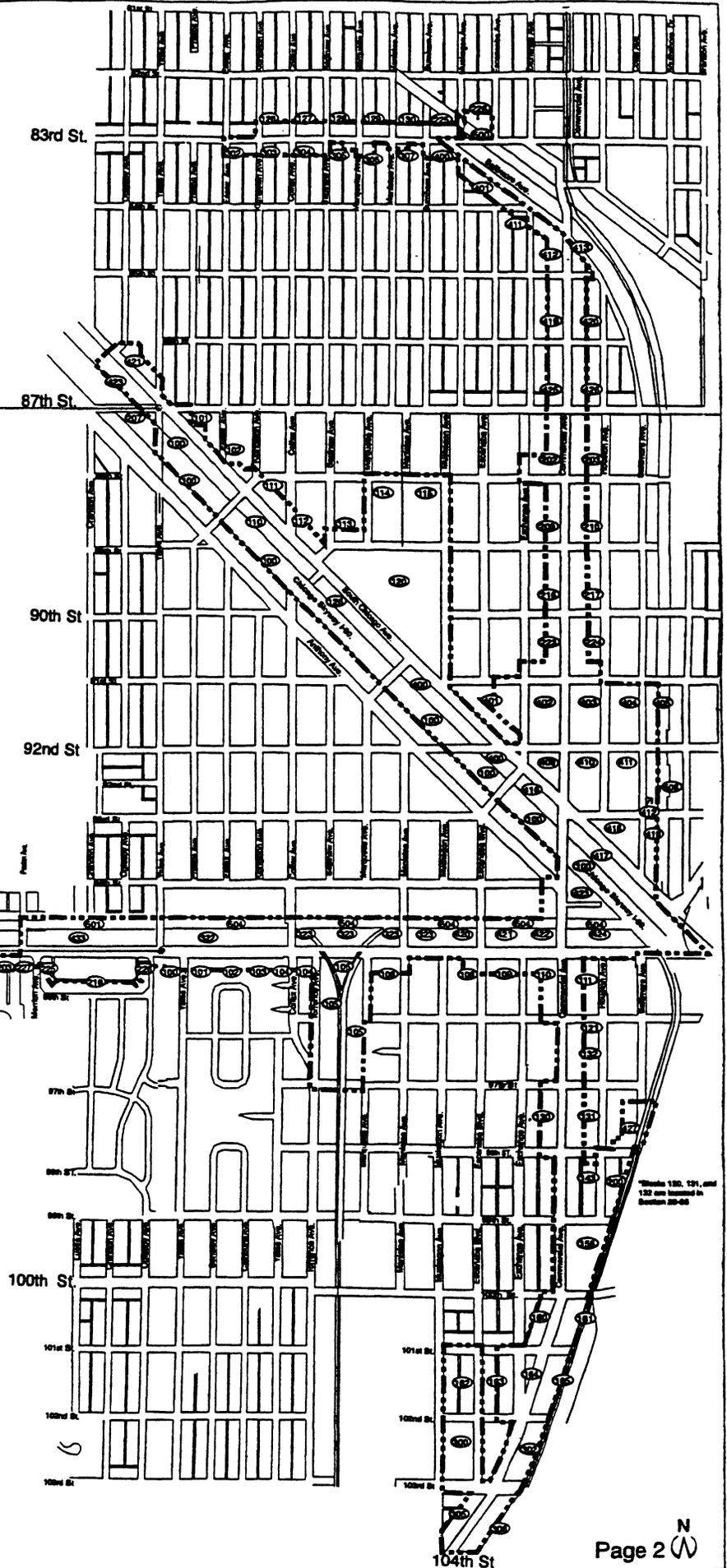
### ***The Project Area***

The Project Area contains 579 buildings located within 108 full and partial tax blocks along primarily four street corridors--Commercial Avenue, 83<sup>rd</sup> Street, South Chicago Avenue and 95<sup>th</sup> Street--in the South Chicago, Calumet Heights and South Deering community areas of the southeast side of Chicago. The Project Area consists of approximately 395.6 acres, of which 124 acres (or 31.4 percent) consist of street and alley rights-of-way including the Chicago Skyway right-of-way which runs above and parallel to South Chicago Avenue. Concentrations of limited commercial activity, including blocks with a mix of residential and commercial uses, are located along blocks fronting 83<sup>rd</sup> Street, South Chicago Avenue, and 95<sup>th</sup> Street. Both 95<sup>th</sup> Street and South Chicago Avenue include significant vacant sites due to the obstacles to development posed by the adjacent rail and Chicago Skyway rights-of-way. The largest and most significant concentration of commercial activity is located along Commercial Avenue, primarily between 84<sup>th</sup> and 93<sup>rd</sup> Streets, and the blocks surrounding the intersection of 92<sup>nd</sup> Street and Commercial Avenue. Residential uses, including single-family homes, multi-family buildings and mixed-use buildings, are located throughout the Project Area. Institutional, public, and light manufacturing uses are also scattered throughout the Project Area.

26-05 | 21-31  
 25-01 | 20-06

25-01 | 26-K16  
 24-12 | 26-07

- 26-07 Section Number
- (421) Block Number
- Project Area Boundary



\*Blocks 120, 121, and 122 are located in Section 29-06

Figure 1  
**Project Area Boundary**

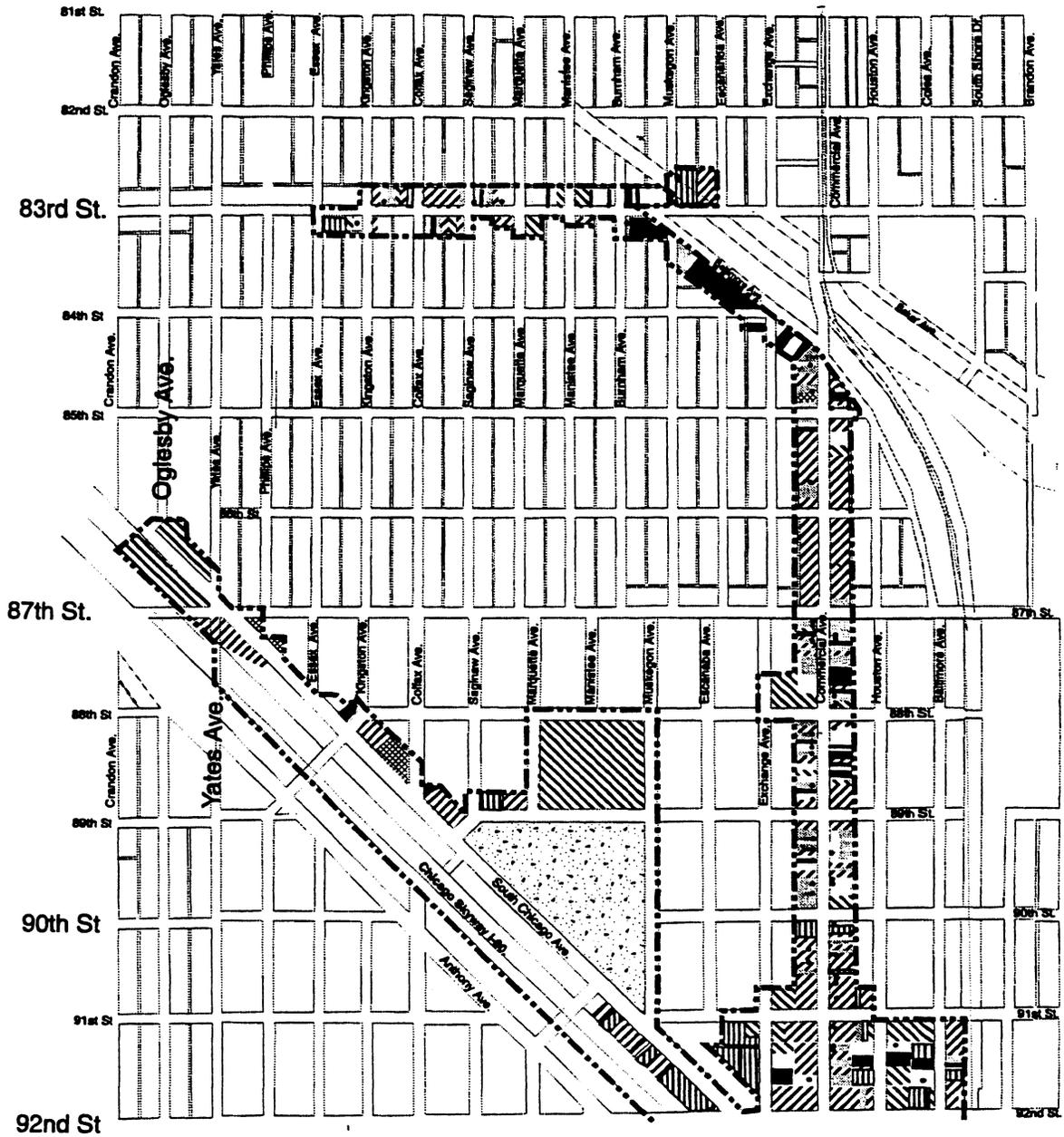
The Project Area as a whole is characterized by aging and deteriorating properties, obsolete buildings, and limited availability of land with sufficient size and dimension for either off-street parking or new development. Vacant buildings and vacancies within buildings are scattered throughout the concentrated commercial areas and significant parcels of vacant land exist along 95th Street, South Chicago Avenue and along Commercial Avenue between 97th Street and 103rd Street. While economic and physical conditions have contributed to the decline and disinvestment of Commercial Avenue which once thrived as the central business district of the region, the district is still active as a neighborhood and community commercial area. The Commercial Avenue corridor remains busy with shopping activity, especially around the pedestrian-oriented and concentrated commercial area from 87<sup>th</sup> Street to South Chicago Avenue. Business uses include a mix of small restaurants, personal and commercial services, small retail shops and a number of businesses with secondhand merchandise or after-market goods. Commercial Avenue north of 87<sup>th</sup> Street contains more of a mix of uses including residential (primarily multi-family or mixed-use with ground floor commercial), institutional, automobile oriented commercial and office/business/warehousing uses. The portion of the Project Area south of 95<sup>th</sup> Street contains primarily residential uses with a few mixed-use, commercial and a concentration of light manufacturing uses south of 103<sup>rd</sup> Street. Existing land uses are illustrated in Figure 2, *Generalized Existing Land Use*.

While some newer development has occurred in a limited number of blocks, the Project Area as a whole has not benefited from new private investment to revitalize the area on a systematic or significant level.

As set forth in the Act, a "redevelopment project area" means an area designated by the municipality which is not less in the aggregate than 1½ acres, and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted and conservation areas. The Project Area exceeds the minimum acreage requirements of the Act.

As set forth in the Act, "conservation area" means an improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50 percent or more of the structures in the area have an age of 35 years or more and because of a combination of three or more of the following factors, the area is detrimental to the public safety, health, morals or welfare and, may become a blighted area: dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; environmental remediation costs (incurred or required), or a declining or lagging rate of growth in total equalized assessed valuation.

While it may be concluded that the mere presence of the minimum number of the stated factors may be sufficient to make a finding as a conservation area, this evaluation was made on the basis that the conservation area factors must be present to a meaningful extent and conservation area



- Residential
- ▨ Commercial
- ▩ Mixed Use Commercial/Residential
- Parks/Open Space
- ▬ Public/Semi-Public/Institution
- ▮ Industrial
- Storage
- Vacant Land
- ⊙ Vacant Space
- ⊖ Vacant Building
- Ⓜ Parking
- - - Study Area Boundary

Figure 2a  
Generalized Existing Land-Use

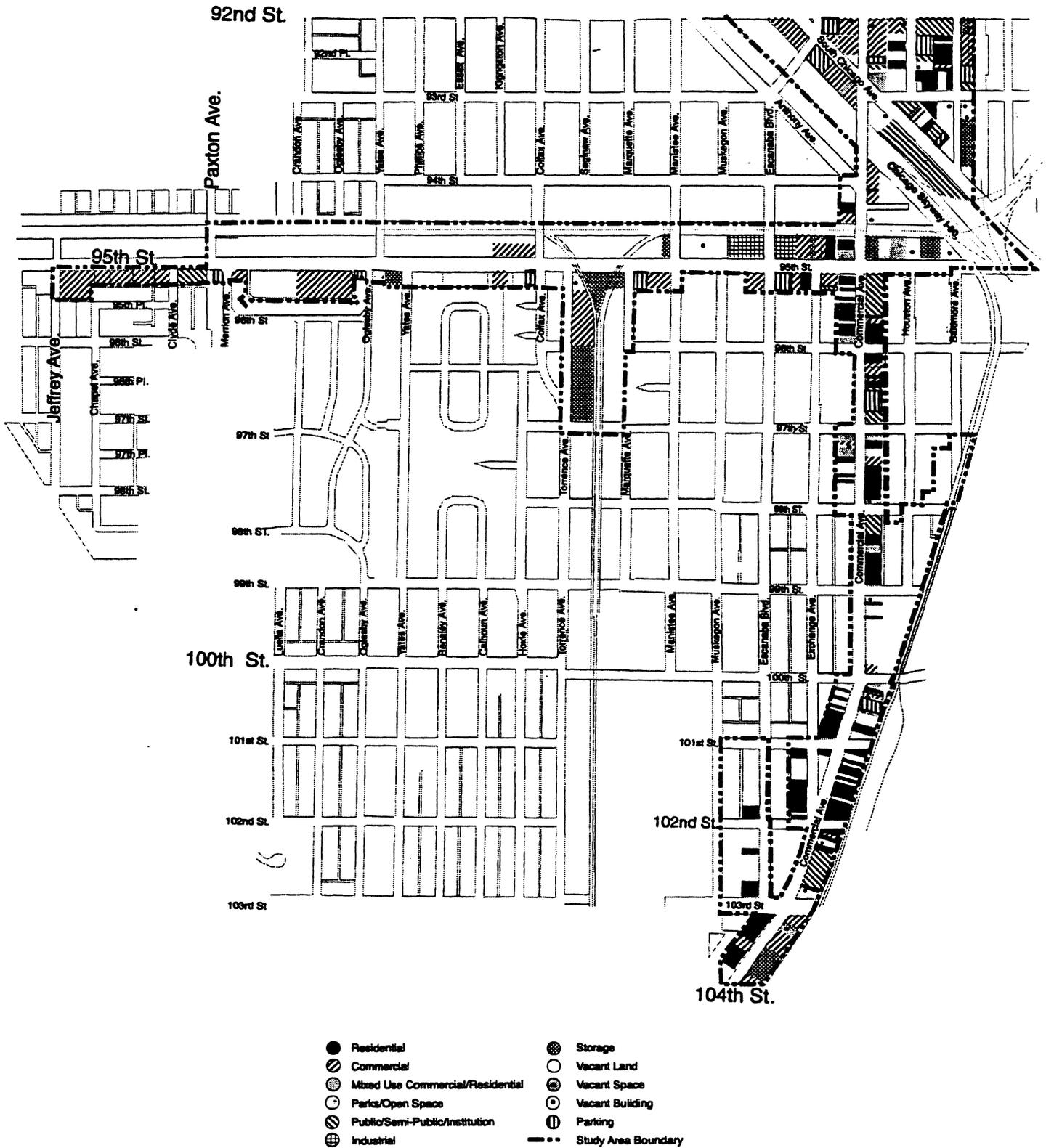


Figure 2b  
Generalized Existing Land-Use

factors must be reasonably distributed throughout the Project Area so that basically good areas are not arbitrarily included in the Project Area simply because of proximity to areas that qualify as a conservation area.

### ***Summary of Findings***

On the basis of this approach, the Project Area is eligible as a "conservation area" within the requirements of the Act. Of the total 579 buildings within the 108 full and partial blocks, 540 (93 percent) are 35 years of age or older. In addition to age, nine of the thirteen qualifying factors required under the Act are present in the Project Area. These factors are reasonably distributed throughout the entire Project Area. The entire Project Area is impacted by and shows the presence of these conservation factors. Finally, the Project Area includes only real property and improvements that would be substantially benefited by the proposed redevelopment project improvements. The extent to which these factors are present in the Project Area is summarized below.

### ***Conservation Area Factors***

#### **1. Dilapidation**

Dilapidation as a factor is present to a meaningful extent in 10 blocks and to a limited extent in 8 blocks and therefore is present to a limited extent throughout the Project Area.

#### **2. Obsolescence**

Obsolescence as a factor is present to a meaningful extent in 42 blocks and to a limited extent in 11 blocks and therefore is present to a meaningful extent throughout the Project Area. Conditions contributing to this factor include the functional and economic obsolescence of existing buildings of limited size and utility and single-purpose buildings altered or converted to other uses.

#### **3. Deterioration**

Deterioration as a factor is present to a meaningful extent in 51 blocks and to a limited extent in 29 blocks and therefore is present to a meaningful extent throughout the Project Area. Deterioration includes the deterioration of visible building components as well as the deterioration of streets and alleys, site surfaces, parking and service areas, fencing and sidewalks.

#### **4. Structures Below Minimum Code Standards**

Structures below minimum code standards as a factor is present to a meaningful extent in 35 blocks and to a limited extent in 12 blocks and therefore is present to a meaningful extent throughout the Project Area. Structures in these blocks exhibit advanced defects in building components, which are below the minimum legal requirements established by the laws, ordinances and regulations of the City of Chicago.

#### **5. Excessive Vacancies**

Excessive vacancies as a factor is present to a meaningful extent in 25 blocks and to a limited extent in 15 blocks and therefore is present to a limited extent throughout the

Project Area. This factor includes buildings that are totally vacant, contain vacant space in either storefronts or in upper floors, or contain vacant dwelling units.

**6. Excessive Land Coverage & Overcrowding of Structures and Community Facilities**

Excessive land coverage and overcrowding of structures and community facilities, as a factor is present to a meaningful extent in 14 blocks and to a limited extent in 10 blocks and therefore is present to a limited extent throughout the Project Area. Properties impacted include parcels where buildings occupy all or nearly the entire parcel upon which they are situated or parcels with multiple buildings including rear buildings fronting alleys, resulting in a lack of off-street parking, inadequate service and loading facilities, and limited ingress and egress.

**7. Deleterious Land Use or Layout**

Deleterious land-use or layout as a factor is present to a meaningful extent in 37 blocks and to a limited extent in 10 blocks and therefore is present to a meaningful extent throughout the Project Area. This factor includes an incompatible mix of land uses as well as the improper layout of parcels and buildings, which is inconsistent with current standards or requirements for proper service, access, egress and loading requirements.

**8. Lack of Community Planning**

Lack of community planning as a factor is present to a meaningful extent throughout the Project Area. The Project Area was developed on a building by building basis without the benefit or guidance of a community plan with reasonable policies and standards for building placement with total lot coverage, location and arrangement of off-street parking, and service access for buildings.

**9. Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation**

The presence of a declining or lagging equalized assessed valuation for the Project Area is present to a meaningful extent throughout the Project Area. For four of the last five calendar years for which information is available, the rate of growth in the Project Area's total equalized assessed valuation was less than that for the balance of the City of Chicago.

TPAP has prepared this Eligibility Study and the related *Commercial Avenue Tax Increment Financing Redevelopment Project and Plan* (the "Redevelopment Plan") with the understanding that the City would rely on (i) the findings and conclusions of this Eligibility Study and the related Redevelopment Plan in proceeding with the designation of the Project Area as a redevelopment project area under the Act, and (ii) the fact that TPAP has obtained the necessary information to conclude that the study area can be designated as a redevelopment project area in compliance with the Act.

## I. BASIS FOR REDEVELOPMENT

The Illinois General Assembly made two key legislative findings in adopting the Act:

1. That there exists in many municipalities within the state blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

These findings were made on the basis that the presence of blight or conditions which lead to blight are detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that a prospective redevelopment project qualifies either as a "blighted area" or as a "conservation area" within the definitions for each set forth in the Act (Section 11-74.4-3). The requirements for such qualification are described below.

### *Eligibility of a Conservation Area*

A conservation area is an improved area in which 50 percent or more of the structures in the area have an age of 35 years or more and there is a presence of a combination of three or more of the thirteen factors defined in the Act and listed below. Such an area is not yet a blighted area, but because of a combination of three or more of these factors, the area may become a blighted area.

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Illegal use of individual structures
5. Presence of structures below minimum code standards
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Lack of community planning
12. Environmental remediation costs have been incurred or are required
13. Declining or lagging rate of growth of total equalized assessed valuation

For conservation areas, the Act does not describe what constitutes the extent of presence necessary to make a finding that a factor exists. However, TPAP, in preparing this Eligibility Study, has

applied the following principles that the Act applies to the qualification of a "blighted area":

1. The minimum number of factors must be present to a meaningful extent and the presence of each must be documented;
2. For a factor to be found present, it should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act; and
3. The factors should be reasonably distributed throughout the redevelopment project area.

It is also important to note that the test of eligibility is based on the conditions of the area as a whole; it is not required that eligibility be established for each and every property in the Project Area. On the basis of this approach, the Project Area qualifies as a "conservation area" as defined by the Act.

## II. ELIGIBILITY SURVEY AND ANALYSIS FINDINGS

An analysis was made of each of the conservation area factors listed in the Act to determine whether each or any are present in the Project Area, and if so, to what extent and in what locations. Surveys and analyses conducted by TPAP included:

1. Exterior survey of the condition and use of all buildings and sites;
2. Field survey of environmental conditions covering streets, sidewalks, curbs and gutters, lighting, traffic, parking facilities, landscaping, fences, and general property maintenance;
3. Analysis of the existing uses within the Project Area and their relationships to the surroundings;
4. Comparison of current land use to current zoning ordinance and the current zoning map;
5. Analysis of original platting and current parcel size and layout;
6. Analysis of vacant parcels and buildings;
7. Analysis of building floor area and site coverage;
8. Review of City of Chicago sewer and water maps;
9. Review of previously prepared plans, studies and data; and
10. Analysis of Cook County Assessor records for assessed valuations and equalization factors for tax parcels in the Project Area for assessment years 1994 to 2000.

A statement of findings is presented for each conservation area factor listed in the Act. The conditions that exist and the relative extent to which each factor is present are described below.

A factor noted as "not present" indicates either that no information was available or that no evidence could be documented as part of the various surveys and analyses. A factor noted as present to a limited extent indicates that conditions exist that document that the factor is present, but that the distribution or impact of the condition is limited. Finally, a factor noted as present to a meaningful extent indicates that conditions exist which document that the factor is present throughout major portions of the block and that the presence of such conditions have a major adverse impact or influence on adjacent and nearby development. Figure 3, *Exterior Survey Form*, is a copy of the form used to record building conditions.

What follows is the summary evaluation of the conservation factors, presented in order of their listing in the Act.



## A. Dilapidation

*As defined in the Act, Dilapidation refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*

This section summarizes the process used for assessing building conditions in the Project Area, the standards and criteria used for evaluation, and the findings as to the existence of dilapidation or deterioration of structures. The process, standards and criteria were applied in accordance with the TPAP Building Conditions Survey Manual.

The building condition analysis is based on a thorough exterior inspection of the buildings and sites conducted in May and June of 2001 and again in October of 2001 and in January 2002 to update conditions and activity and to analyze additional areas. Structural deficiencies in building components and related environmental deficiencies in the Project Area were noted during the inspections. Dilapidation as a factor is illustrated in Figure 4, *Dilapidation*.

### *Building Components Evaluated*

During the field survey, each component of the buildings in the Project Area was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

#### Primary Structural

These include the basic elements of any building: foundation walls, load-bearing walls and columns, floors, roof and roof structure.

#### Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimneys, and gutters and downspouts.

#### Criteria for Classifying Defects for Building Components

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

### *Building Component Classifications*

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below:

#### Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

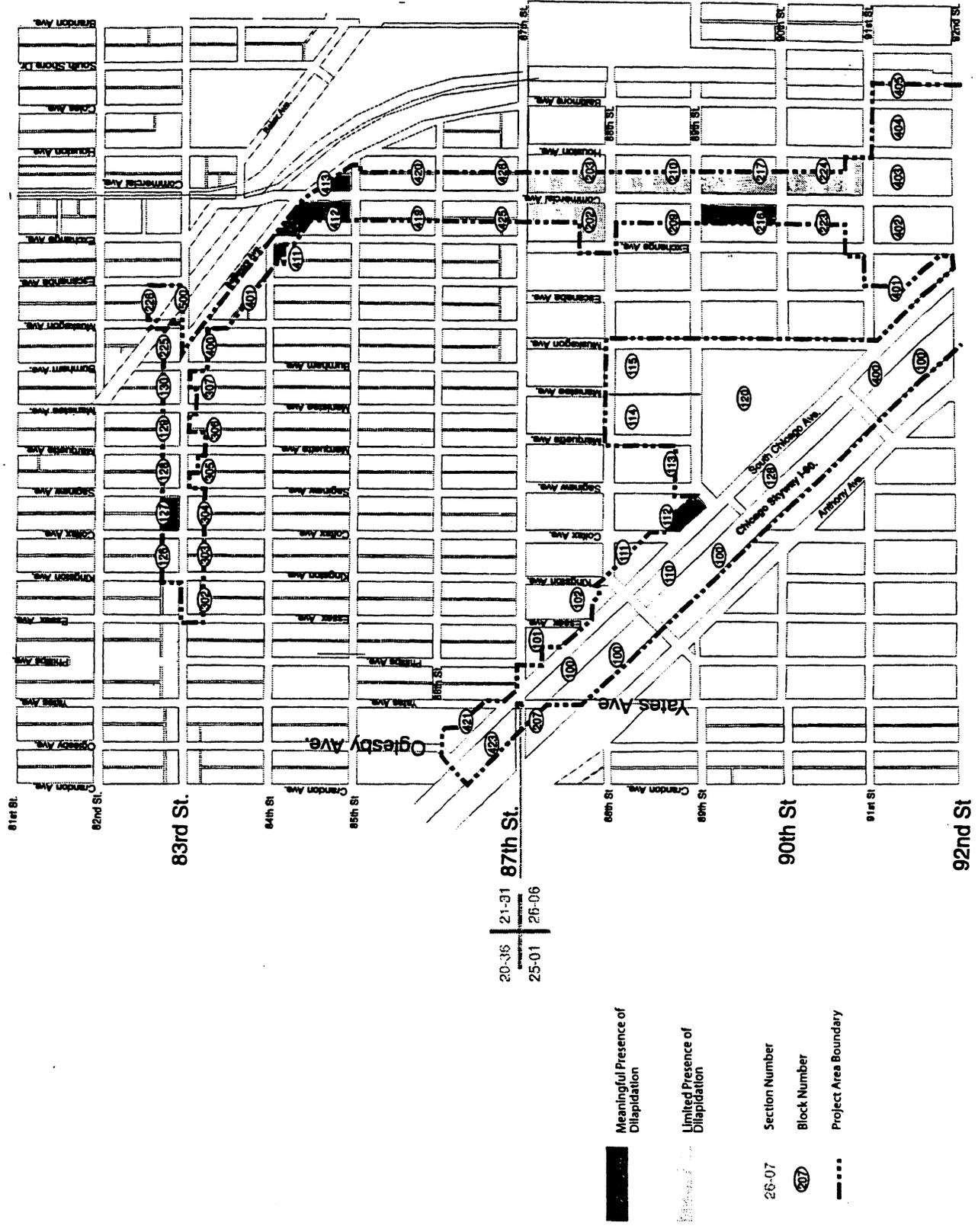


Figure 4a  
Dilapidation

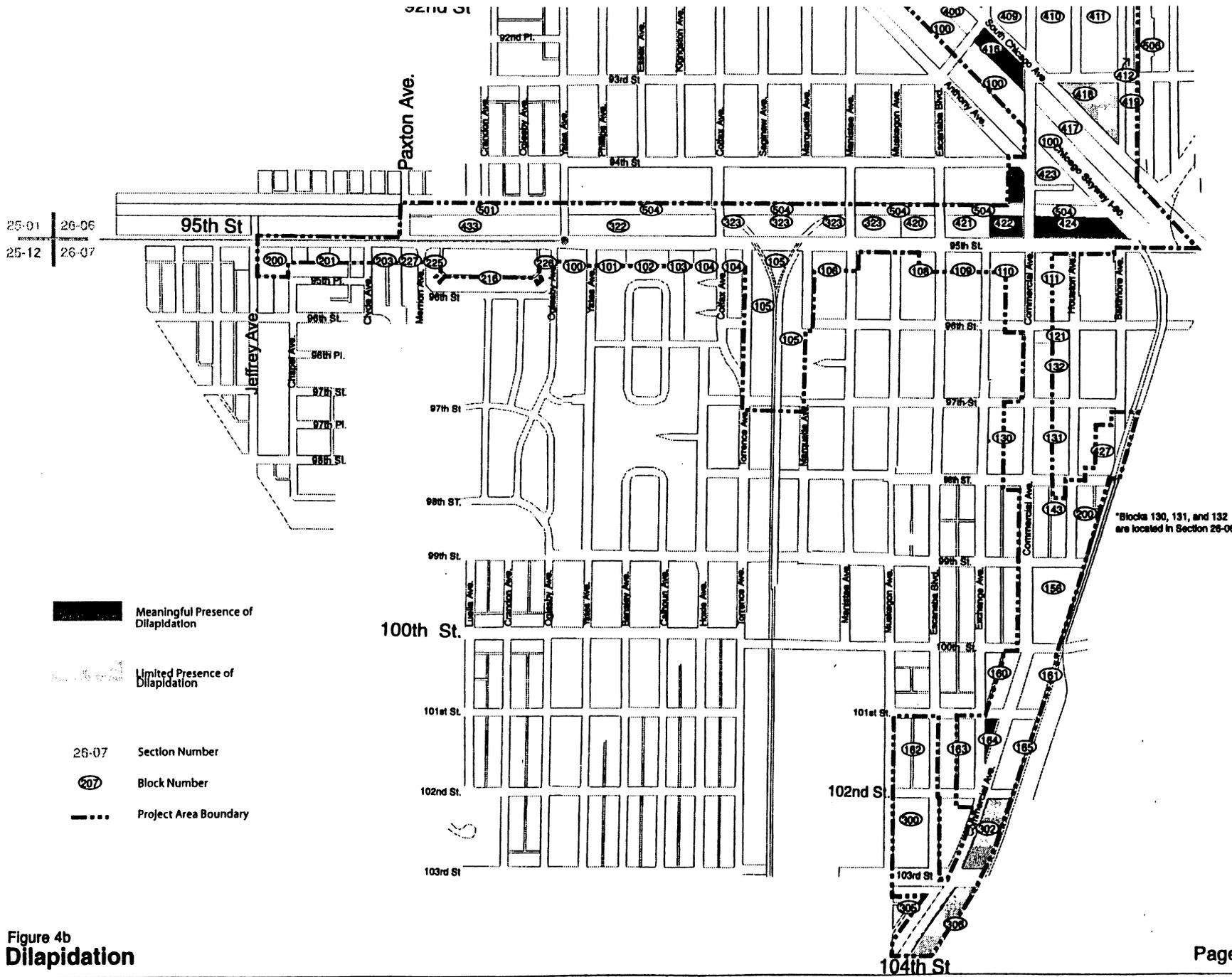


Figure 4b  
Dilapidation

#### Deficient - Requiring Minor Repair

Building components containing defects (loose or missing material or holes and cracks over a limited area) which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either primary or secondary components and the correction of such defects may be accomplished by the owner or occupants, such as pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

#### Deficient - Requiring Major Repair

Building components which contain major defects over a widespread area and would be difficult to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

#### Critical

Building components that contain major defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive.

### *Final Building Rating*

After completion of the exterior-interior building condition survey, each structure was placed in one of four categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below:

#### Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

#### Deficient

Deficient buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. The classification of major or minor reflects the degree or extent of defects found during the survey of the building.

##### *Minor*

Buildings classified as "deficient - requiring minor repairs" have one or more minor defect, but no major defect.

##### *Major*

Buildings classified as "deficient - requiring major repairs" have at least one major defect in one of the primary components or in the combined secondary components, but no critical defect.

#### Substandard

Structurally substandard buildings contain defects that are so serious and so extensive that the building must be removed. Buildings classified as structurally substandard have two or more major defects.

"Minor deficient" and "major deficient" buildings are considered to be the same as "deteriorating" buildings as referenced in the Act; "substandard" buildings are the same as "dilapidated" buildings. The words "building" and "structure" are presumed to be interchangeable.

### *Exterior Survey*

The conditions of the buildings within the Project Area were determined based on observable components. TPAP conducted an exterior survey of each building within the Project Area to determine its condition. Of the total of 579 buildings:

- 179 buildings were classified as structurally sound;
- 280 buildings were classified as minor deficient (deteriorating);
- 93 buildings were classified as major deficient (deteriorating); and
- 27 buildings were classified as structurally substandard (dilapidated).

Blocks in which 10 percent or more of the total number of buildings or total square footage of buildings are dilapidated (substandard) are indicated as characterized by the presence of dilapidation to a meaningful extent. Blocks in which less than 10 percent of the total number of buildings or total square footage of buildings are dilapidated are indicated as characterized by the presence of dilapidation to a limited extent.

*Conclusion: Dilapidation (structurally substandard buildings) as a factor is present to a meaningful extent in ten blocks and to a limited extent in eight blocks and therefore is present to a limited extent throughout the Project Area.*

## **B. Obsolescence**

*As defined in the Act, "obsolescence" refers to the condition or process of falling into disuse. Structures have become ill suited for the original use.*

In making findings with respect to buildings, it is important to distinguish between functional obsolescence, which relates to the physical utility of a structure, and economic obsolescence, which relates to a property's ability to compete in the market place.

### Functional Obsolescence

Historically, structures have been built for specific uses or purposes. The design, location, height, and space arrangement are intended for a specific occupant at a given time. Buildings become obsolete when they contain characteristics or deficiencies which limit their use and marketability after the original use ceases. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor design or layout, the improper orientation of the building on its site, etc., which detracts from the overall usefulness or desirability of a property.

### Economic Obsolescence

Economic obsolescence is normally a result of adverse conditions which cause some degree of market rejection and, hence, depreciation in market values.

If functionally obsolete properties are not periodically improved or rehabilitated, or economically obsolete properties are not converted to higher and better uses, the income and value of the property erodes over time. This value erosion leads to deferred maintenance, deterioration, and excessive vacancies. These manifestations of obsolescence then begin to have an overall blighting influence on surrounding properties and detract from the economic vitality of the overall area.

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of obsolescence may include inadequate utility capacities, outdated building designs, etc.

Obsolescence as a factor should be based upon the documented presence and reasonable distribution of buildings and site improvements evidencing such obsolescence.

### ***Obsolete Building Types***

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete building types have an adverse affect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Obsolescence is present in a significant number of structures in the Project Area. These structures are characterized by conditions that limit their efficient or economic use according to contemporary standards.

Obsolete buildings include 103 of the 579 buildings located in 88 of the 108 blocks containing buildings. These include small individual buildings and small buildings of limited size and narrow store space and larger, multi-story buildings lacking energy efficient components. Obsolescence is also evidenced by single-purpose buildings-- including residential buildings and buildings of limited size converted to, or expanded for, commercial, institutional or office space and storefront buildings inappropriately converted to dwelling units.

Blocks in which 20 percent or more of the total number of buildings or total square footage of buildings are obsolete are indicated as characterized by the presence of obsolescence to a meaningful extent. Blocks in which less than 20 percent of the total number of buildings or total square footage of buildings are obsolete are indicated as characterized by the presence of obsolescence to a limited extent. See Figure 5, *Obsolescence*.

*Conclusion: The analysis indicates that obsolescence is present to a meaningful extent in forty-two blocks and to a limited extent in eleven blocks and therefore is present to a meaningful extent throughout the Project Area.*

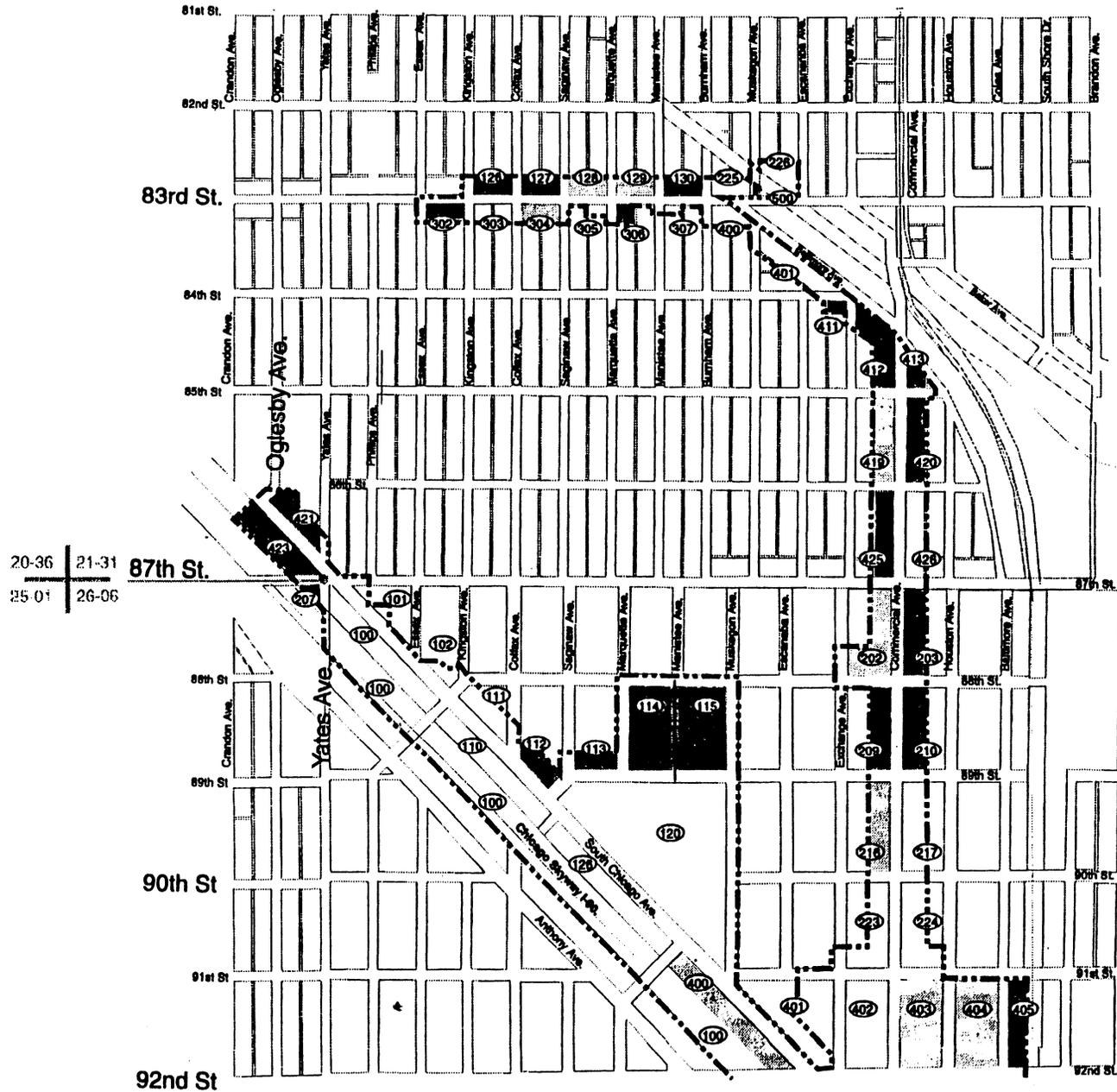


Figure 5a  
Obsolence

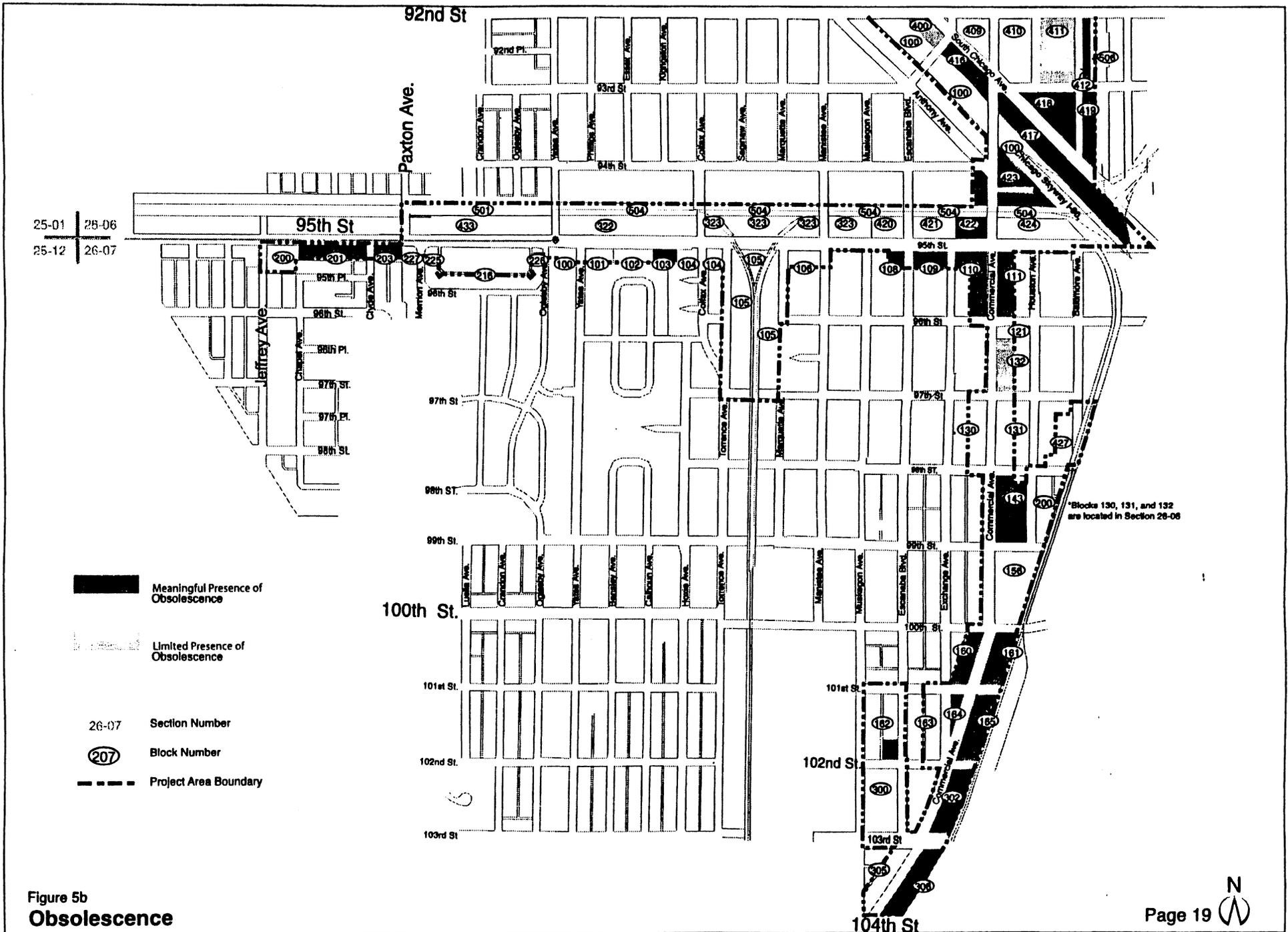


Figure 5b  
**Obsolescence**

# Commercial Avenue

Tax Increment Financing Redevelopment Project Area

Chicago, IL

Prepared By: Title, Revisions, All, & P.

## C. Deterioration

*As defined in the Act, "deterioration" refers to, with respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

- Deterioration may be evident in basically sound buildings containing minor defects, such as lack of painting, loose or missing materials, or holes and cracks over limited areas. This deterioration can be corrected through normal maintenance.
- Deterioration which is not easily correctable and cannot be accomplished in the course of normal maintenance may also be evident in buildings. Such buildings may be classified as minor deficient or major deficient buildings, depending upon the degree or extent of defects. This would include buildings with defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.

### ***Deterioration of Street Pavement, Curbs and Walks***

Street pavement which contains a combination of cracked, patched surfaces and deteriorated conditions and missing or poor curb and sidewalk sections include the following sections:

#### ***Commercial Avenue***

Southbound lanes of Commercial Avenue from 84th Street southward, including Exchange Avenue, exhibit poor conditions, especially along the parking lanes to South Chicago Avenue. The underpass south of South Chicago Avenue contains deteriorated retaining walls with exposed reinforcing components. Curbs and walks are in poor, deteriorating condition around the small triangular block between Commercial Avenue and Exchange Avenue, at 101<sup>st</sup> Street.

#### ***83<sup>rd</sup> Street***

Poorly maintained pavement exists along 83<sup>rd</sup> Street from Marquette Avenue to Burnham Avenue and sidewalks are in deteriorating condition on the north side of the street east to Baltimore Avenue. Sidewalks are overgrown with weeds east to Escanaba Avenue.

#### ***91<sup>st</sup> Street***

Poor, deteriorated pavement conditions are present along 91<sup>st</sup> Street from Commercial Avenue to South Chicago Avenue.

#### ***95th Street***

Poor sections of sidewalk can be found along the south side of 95<sup>th</sup> Street from Yates Avenue to Colfax Avenue with deteriorated sections under the rail overpass.

### *South Chicago Avenue*

South Chicago Avenue contains sections of cracked and settled sidewalk from Commercial Avenue to Exchange Avenue. At Exchange Avenue, along the small triangular block on the east side with the statue in the center, all curbs are broken and cracked with missing sections. From Colfax to Kingston, South Chicago Avenue contains poor sidewalk conditions with weed overgrowth and gravel walks continuing in sections as far as 87<sup>th</sup> Street.

### *Deterioration of Buildings*

The analysis of building deterioration is based on the survey methodology and criteria described in the preceding section on "Dilapidation." A total of 400, (69.1 percent) of the buildings within the Project Area, are classified as deteriorating. As noted in Table 1, *Summary of Building Deterioration*, building deterioration is present throughout most blocks of the Project Area.

**Table 1. Summary of Building Deterioration**

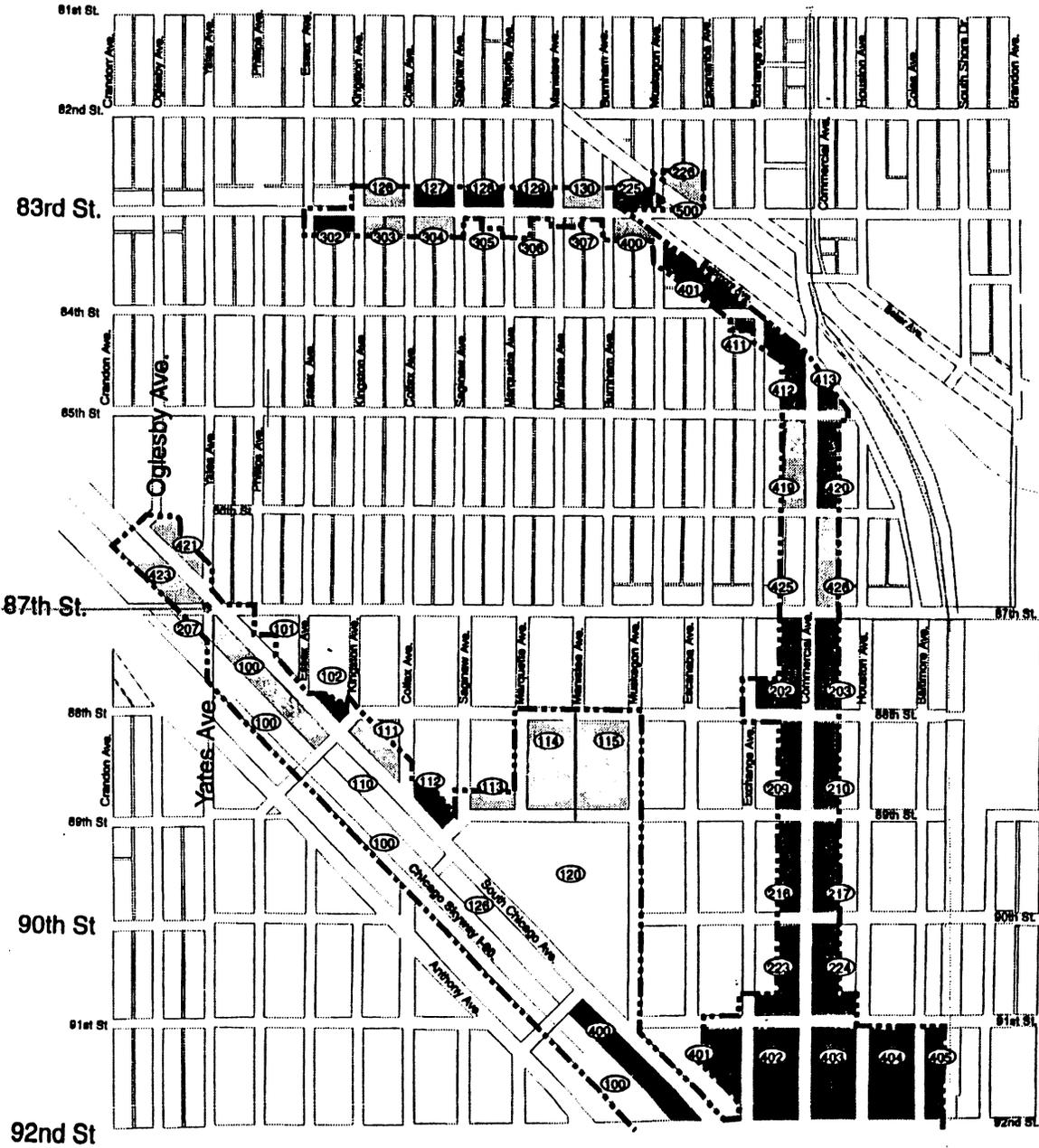
Block No.	Total Buildings	Sound	Deficient-Minor	Deficient-Major	Substandard	Percent Deficient
20-36-421	1	0	1	0	0	100%
20-36-423	2	1	1	0	0	50%
21-31-126	5	0	5	0	0	100%
21-31-127	4	1	0	1	2	75%
21-31-128	5	2	2	1	0	60%
21-31-129	4	1	2	1	0	75%
21-31-130	4	3	1	0	0	25%
21-31-225	2	0	1	1	0	100%
21-31-226	1	0	1	0	0	100%
21-31-302	2	0	1	1	0	100%
21-31-303	2	1	1	0	0	50%
21-31-304	6	1	5	0	0	83%
21-31-305	1	1	0	0	0	0%
21-31-306	1	1	0	0	-0	0%
21-31-307	1	0	1	0	0	100%
21-31-400	7	3	4	0	0	57%
21-31-401	19	10	8	1	0	47%
21-31-411	3	0	0	2	1	100%
21-31-412	18	2	9	4	3	89%
21-31-413	8	2	3	0	3	75%
21-31-419	7	1	6	0	0	86%
21-31-420	4	0	3	1	0	100%
21-31-425	3	3	0	0	0	0%
21-31-426	1	0	1	0	0	100%
21-31-500	0	0	0	0	0	0%
25-01-207	1	1	0	0	0	0%
25-01-433	0	0	0	0	0	0%
25-01-501	0	0	0	0	0	0%
25-12-200	1	1	0	0	0	0%
25-12-201	1	0	0	1	0	100%
25-12-203	1	0	1	0	0	100%
25-12-216	1	1	0	0	0	0%

Block No.	Total Buildings	Sound	Deficient-Minor	Deficient-Major	Substandard	Percent Deficient
25-12-225	1	0	1	0	0	100%
25-12-226	0	0	0	0	0	0%
25-12-227	0	0	0	0	0	0%
26-06-100	2	1	1	0	0	50%
26-06-101	0	0	0	0	0	0%
26-06-102	1	0	0	1	0	100%
26-06-110	0	0	0	0	0	0%
26-06-111	1	0	1	0	0	100%
26-06-112	3	0	0	1	2	100%
26-06-113	1	1	0	0	0	0%
26-06-114	1	1	0	0	0	0%
26-06-115	0	0	0	0	0	0%
26-06-120	1	1	0	0	0	0%
26-06-126	0	0	0	0	0	0%
26-06-130	12	7	4	1	0	42%
26-06-131	15	3	11	1	0	80%
26-06-132	8	1	5	2	0	88%
26-06-202	16	0	10	5	1	100%
26-06-203	21	2	10	8	1	90%
26-06-209	14	2	9	3	0	86%
26-06-210	13	1	5	6	1	92%
26-06-216	13	1	8	2	2	92%
26-06-217	16	6	7	1	2	63%
26-06-223	12	2	6	4	0	83%
26-06-224	14	4	6	3	1	71%
26-06-322	1	1	0	0	0	0%
26-06-323	1	1	0	0	0	0%
26-06-400	9	3	5	1	0	67%
26-06-401	1	0	0	1	0	100%
26-06-402	14	3	9	2	0	79%
26-06-403	21	9	8	4	0	57%
26-06-404	14	6	4	4	0	57%
26-06-405	6	3	2	1	0	50%
26-06-409	4	3	0	1	0	25%
26-06-410	16	6	6	4	0	63%
26-06-411	20	6	8	6	0	70%
26-06-412	2	0	1	1	0	100%
26-06-416	5	3	1	0	1	40%
26-06-417	3	2	0	1	0	33%
26-06-418	13	4	8	1	0	69%
26-06-419	5	0	1	4	0	100%
26-06-420	1	0	0	1	0	100%
26-06-421	2	0	2	0	0	100%
26-06-422	9	0	8	0	1	100%
26-06-423	4	1	3	0	0	75%
26-06-424	3	1	0	1	1	67%
26-06-427	0	0	0	0	0	0%

Block No.	Total Buildings	Sound	Deficient-Minor	Deficient-Major	Substandard	Percent Deficient
26-06-428	0	0	0	0	0	0%
26-06-504	0	0	0	0	0	0%
26-06-506	0	0	0	0	0	0%
26-07-100	0	0	0	0	0	0%
26-07-101	0	0	0	0	0	0%
26-07-102	0	0	0	0	0	0%
26-07-103	1	0	1	0	0	100%
26-07-104	0	0	0	0	0	0%
26-07-105	1	1	0	0	0	0%
26-07-106	1	1	0	0	0	0%
26-07-108	1	0	1	0	0	100%
26-07-109	5	1	4	0	0	80%
26-07-110	19	5	14	0	0	74%
26-07-111	11	1	7	3	0	91%
26-07-121	1	1	0	0	0	0%
26-07-143	15	11	3	1	0	27%
26-07-156	4	3	1	0	0	25%
26-07-160	14	6	8	0	0	57%
26-07-161	9	2	6	1	0	78%
26-07-162	4	1	3	0	0	75%
26-07-163	10	7	3	0	0	30%
26-07-164	5	1	1	0	3	80%
26-07-165	14	4	7	3	0	71%
26-07-200	0	0	0	0	0	0%
26-07-300	5	4	1	0	0	20%
26-07-302	8	1	6	0	1	88%
26-07-305	12	6	5	1	0	50%
26-07-306	4	1	2	1	0	75%
26-07-500	0	0	0	0	0	0%
<b>Total</b>	<b>579</b>	<b>179</b>	<b>280</b>	<b>93</b>	<b>27</b>	<b>69%</b>

Blocks in which 20 percent or more of the total number of buildings, total square footage of buildings or site improvements are indicated as characterized by deterioration and, provided that at least 10 percent of all buildings are deteriorating to a major deficient level, indicate the presence of deterioration to a meaningful extent. Blocks in which less than 20 percent of the total number of buildings, total square footage of buildings, or site improvements show the presence of deterioration and less than 10 percent of all buildings are deteriorating to a major deficient level, indicate that deterioration is present to a limited extent. See Figure 6, *Deterioration*.

*Conclusion: Deterioration is present to a meaningful extent in fifty-one blocks and to a limited extent in twenty-nine blocks and therefore is present to a meaningful extent throughout the Project Area.*

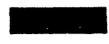


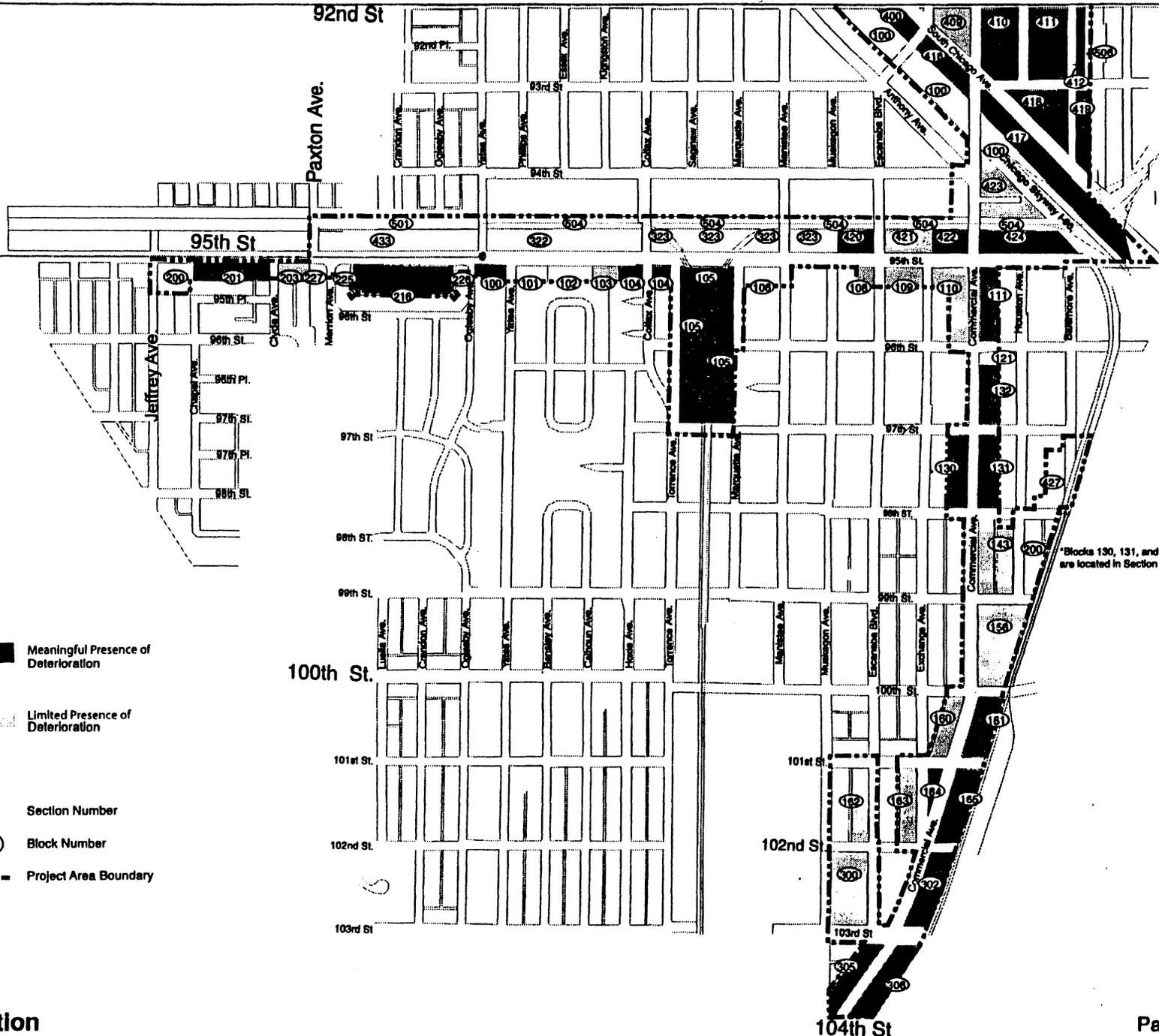
-  Meaningful Presence of Deterioration
-  Limited Presence of Deterioration
- 25-07 Section Number
-  Block Number
-  Project Area Boundary

20-36 21-31  
25-01 26-06

Figure 6a  
Deterioration

25-01 | 26-06  
 25-12 | 26-07

-  Meaningful Presence of Deterioration
-  Limited Presence of Deterioration
- 26-07 Section Number
-  Block Number
-  Project Area Boundary



\*Blocks 130, 131, and 132 are located in Section 26-06

Figure 6b  
 Deterioration

#### **D. Presence of Structures Below Minimum Code Standards**

*As defined in the Act, the "presence of structures below minimum code standards" refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

Determination of the presence of structures below minimum code standards was based upon visible defects and advanced deterioration of building components from the exterior surveys. Of the total 579 buildings, 120 (or 21 percent) exhibited advanced deterioration and defects that are below the standards for existing buildings and related codes of the City of Chicago.

Blocks in which 20 percent or more of the total number of buildings or total square footage of buildings contain advanced defects are indicated as characterized by the presence of structures below minimum code standards to a meaningful extent. Blocks in which less than 20 percent of the total number of buildings or total square footage of buildings are below minimum code standards are considered present to a limited extent. See Figure 7, *Structures Below Minimum Code Standards*.

*Conclusion: The factor of structures below minimum code standards is present to a meaningful extent in thirty-five blocks and to a limited extent in twelve blocks and therefore is present to a meaningful extent throughout the Project Area.*

## **E. Illegal Use of Individual Structures**

*As defined in the Act, "illegal use of individual structures" refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*

*Conclusion: No condition pertaining to illegal uses of individual structures has been documented as part of the exterior surveys and analyses undertaken within the Project Area.*

## **F. Excessive Vacancies**

*As defined in the Act, "excessive vacancies" refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*

Excessive vacancies as a factor is present throughout most of the blocks within the Project Area. Based on the surveys, a total of 44 buildings were vacant and an additional 45 buildings contained vacant space in either ground floor or upper floor areas. In combination, 89 buildings (or 15.4 percent of all buildings) are impacted by vacant space.

Blocks in which 20 percent or more of the total number of buildings or total square footage of buildings are partially or totally vacant are indicated as characterized by the presence of excessive vacancies to a meaningful extent. Blocks with less than 20 percent of the total number or buildings or total square footage of buildings partially or totally vacant are characterized by the presence of excessive vacancies to a limited extent. See Figure 8, *Excessive Vacancies*.

*Conclusion: Excessive vacancies as a factor is present to a meaningful extent in twenty-five blocks and to a limited extent in fifteen blocks and therefore is present to a limited extent throughout the Project Area.*

## **G. Lack of Ventilation, Light, or Sanitary Facilities**

*As defined in the Act, lack of ventilation, light, or sanitary facilities refers to the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*

*Conclusion: No condition pertaining to a lack of ventilation, light, or sanitary facilities has been documented as part of the exterior surveys and analyses undertaken within the Project Area.*

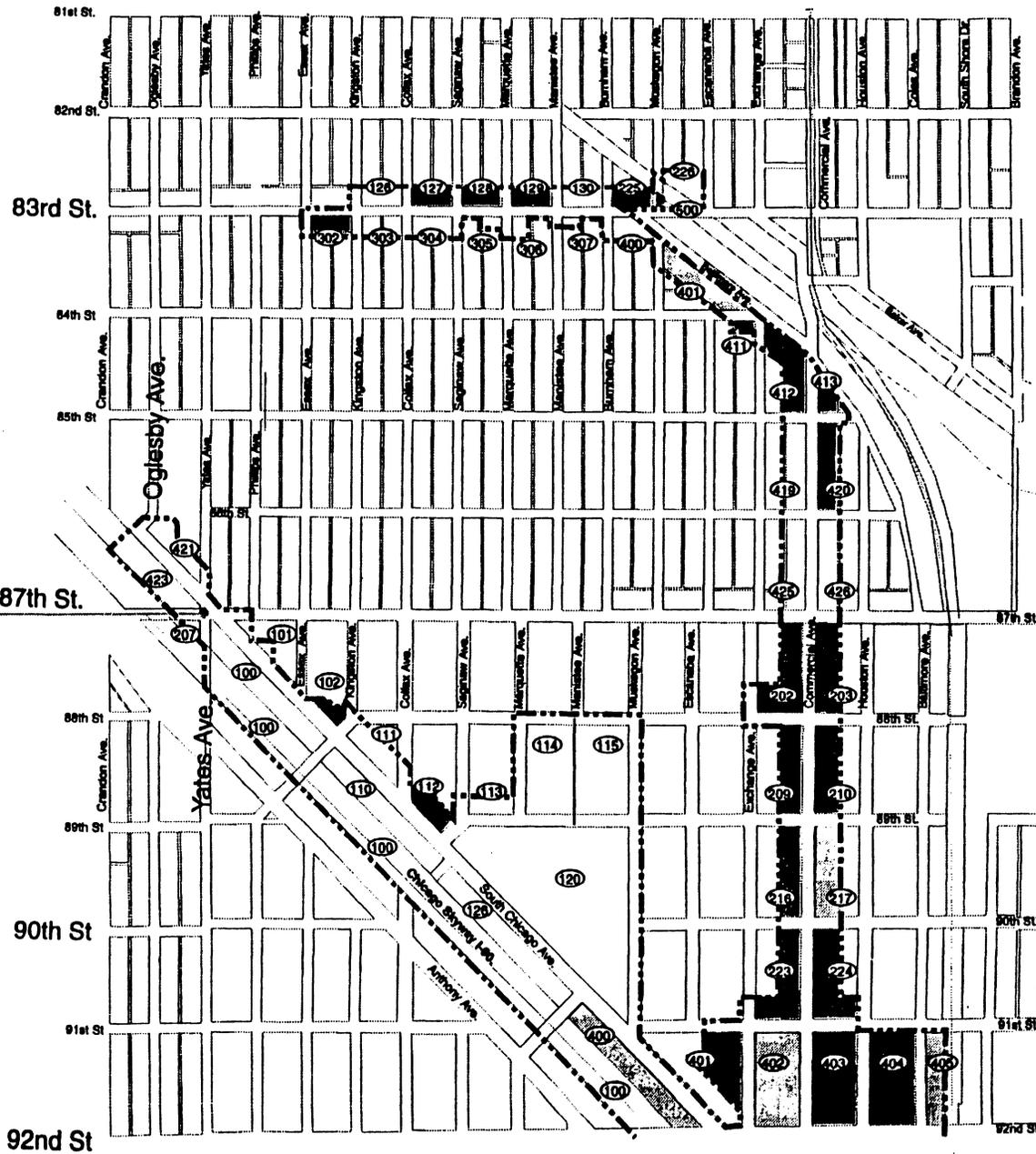


Figure 7a  
Structures Below Minimum Code Standards

# Commercial Avenue

Chicago, IL

Tax Increment Financing Redevelopment Project Area

Prepared By: Trkla, Pettigrew, Allen & Payne, Inc.

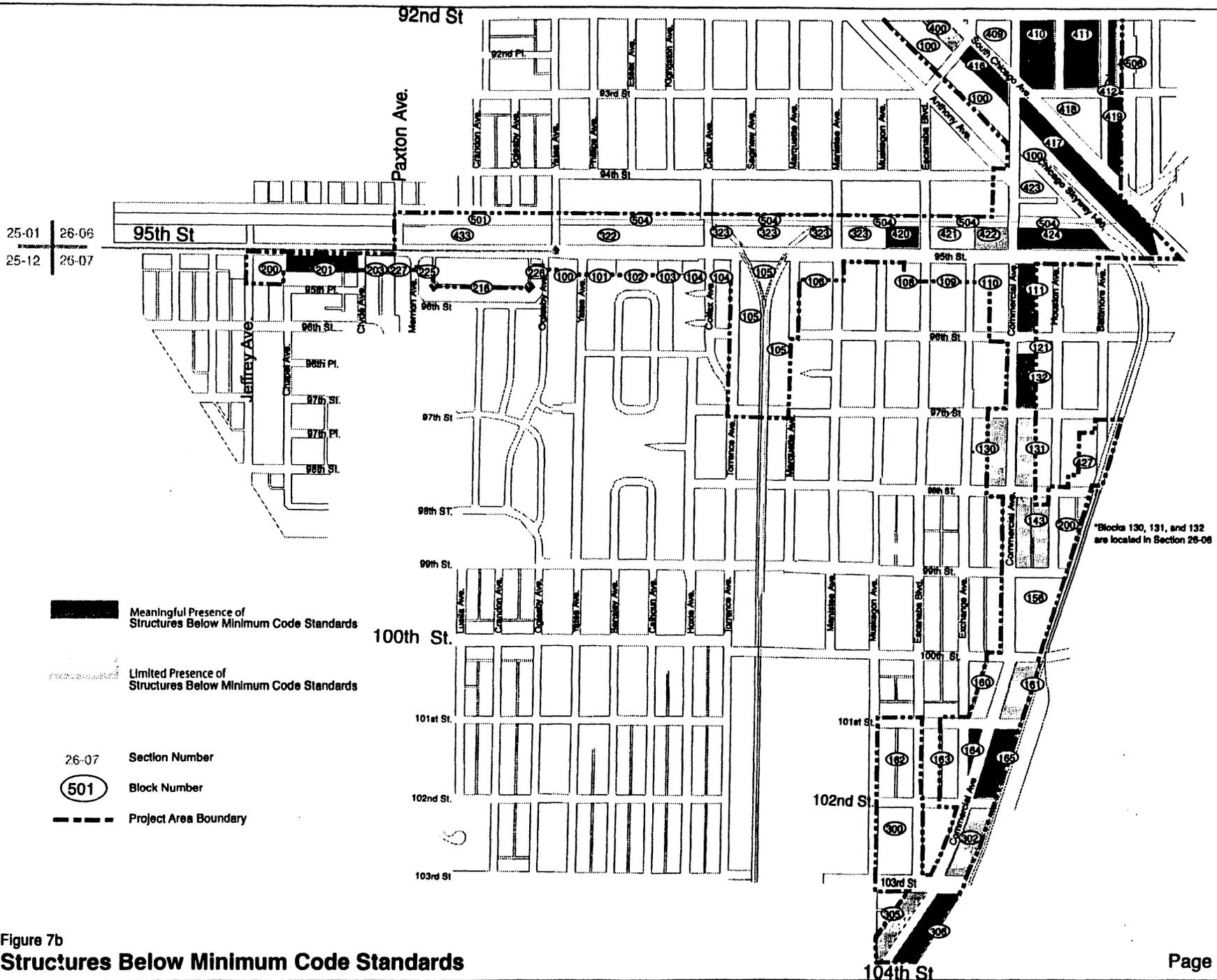


Figure 7b  
Structures Below Minimum Code Standards

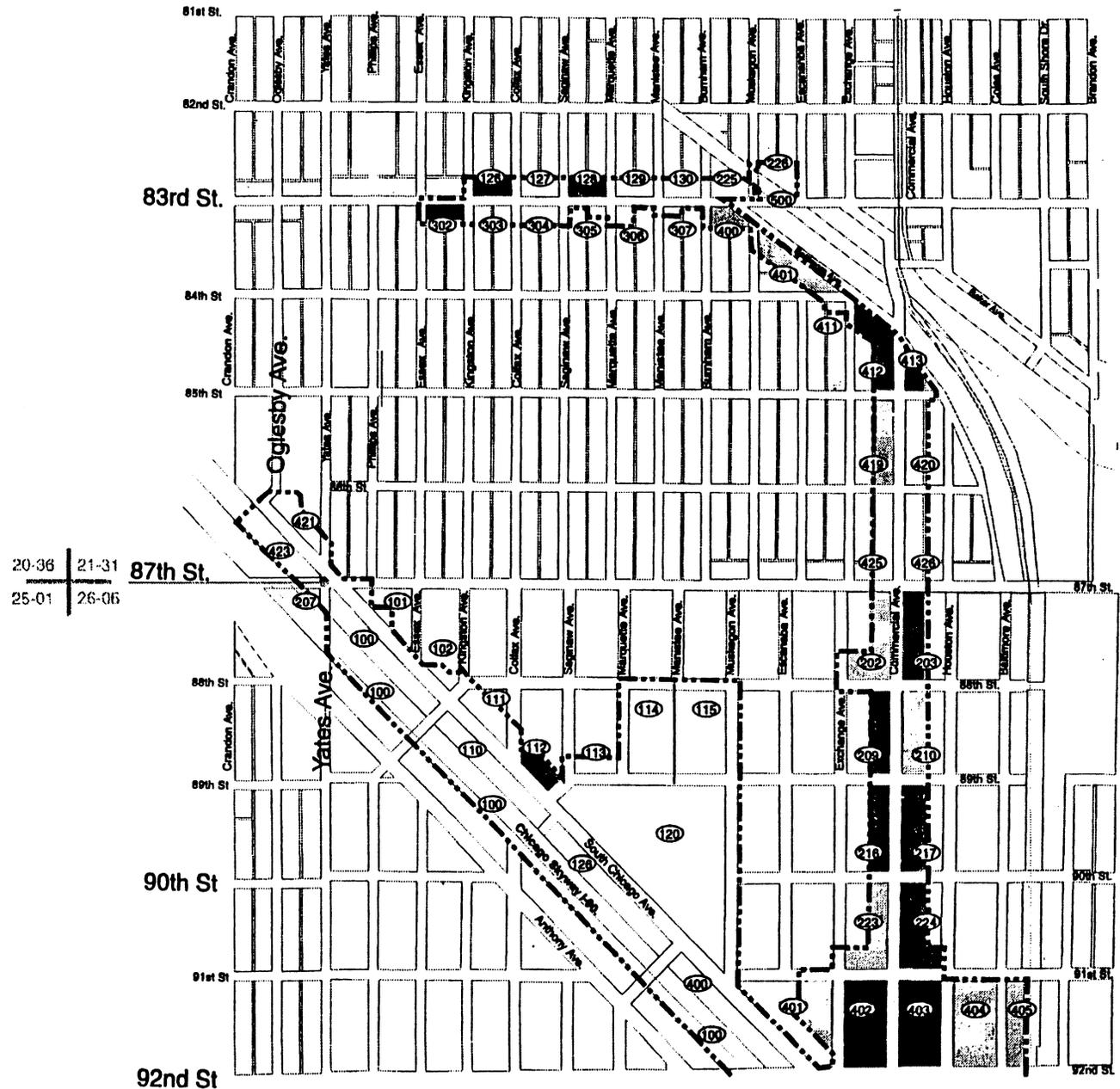


Figure 8a  
**Excessive Vacancies**

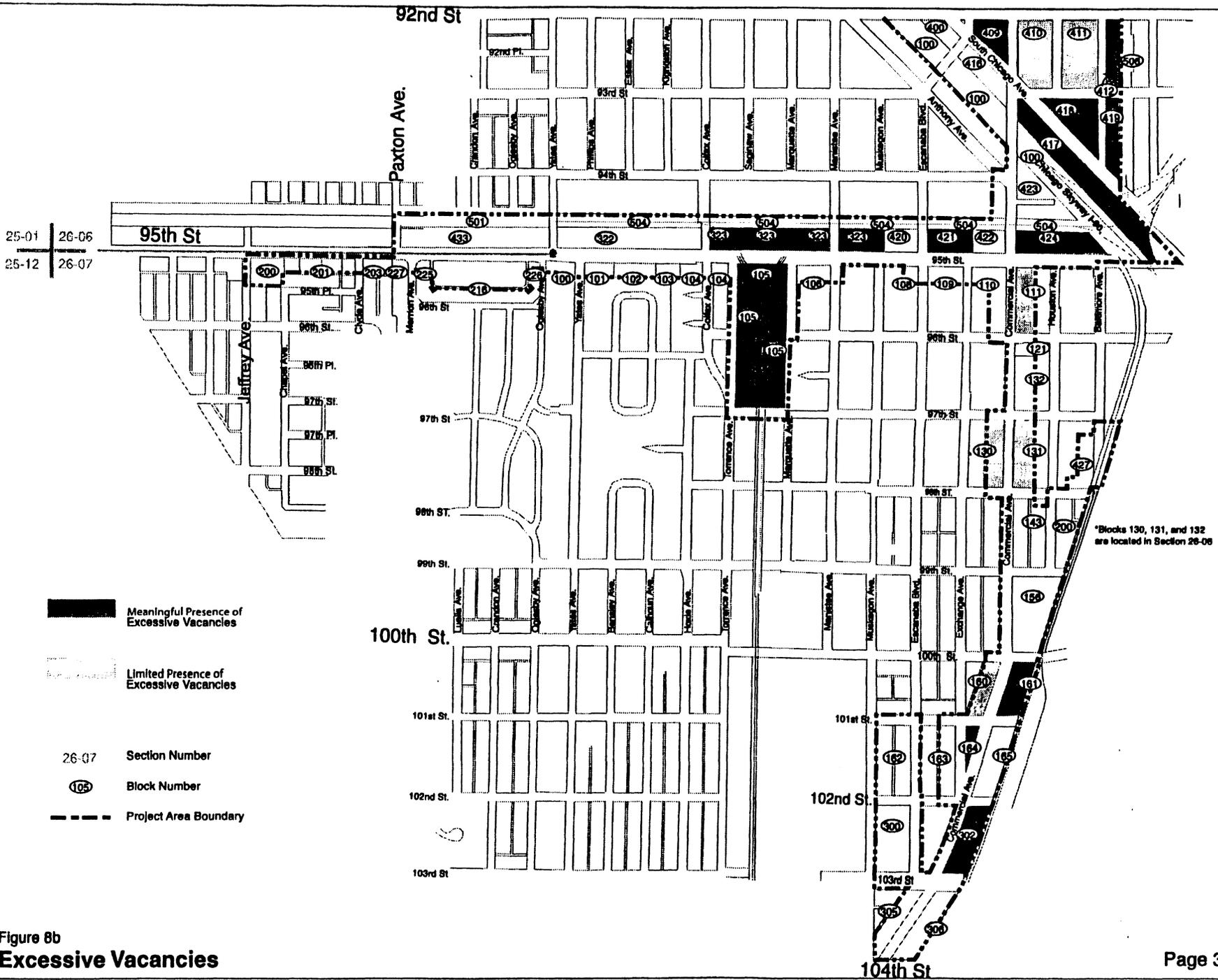


Figure 8b  
Excessive Vacancies



## **H. Inadequate Utilities**

*As defined in the Act, "inadequate utilities" refers to underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*

Similar to other areas of the City, existing storm water mains, which are typically combined with sanitary sewer lines, range from 85 to over 110 years in age. Based on information received from the City, the condition of the combined sanitary and storm sewer lines must be photographed before any determination can be made as to the conditions or replacement requirement.

Sufficient data is not currently available to determine the adequacy of the utility systems.

*Conclusion: Inadequate utilities, as a factor has not been documented in the Project Area for the purposes of this report.*

## **I. Excessive Land Coverage & Overcrowding of Structures and Community Facilities**

*As defined in the Act, "excessive land coverage and overcrowding of structures and community facilities" refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonable required off-street parking, or inadequate provision for loading and service.*

Excessive land coverage and overcrowding of structures and community facilities is present within the Project Area. Blocks where buildings cover most or all of the parcels upon which they are situated include both commercial and larger residential buildings. The properties affected do not contain adequate front, rear and side yards, off-street parking space, and loading and service areas. Properties with multiple buildings are characterized by excessive land coverage.

Blocks in which 20 percent or more of the parcels or total land area are impacted by excessive land coverage are indicated as characterized by the presence of excessive land coverage to a meaningful extent. Blocks in which less than 20 percent of the sites or land area indicates excessive land coverage are indicated as characterized by the presence of excessive land coverage to a limited extent. See Figure 9, *Excessive Land Coverage/Overcrowding of Structures and Community Facilities*.

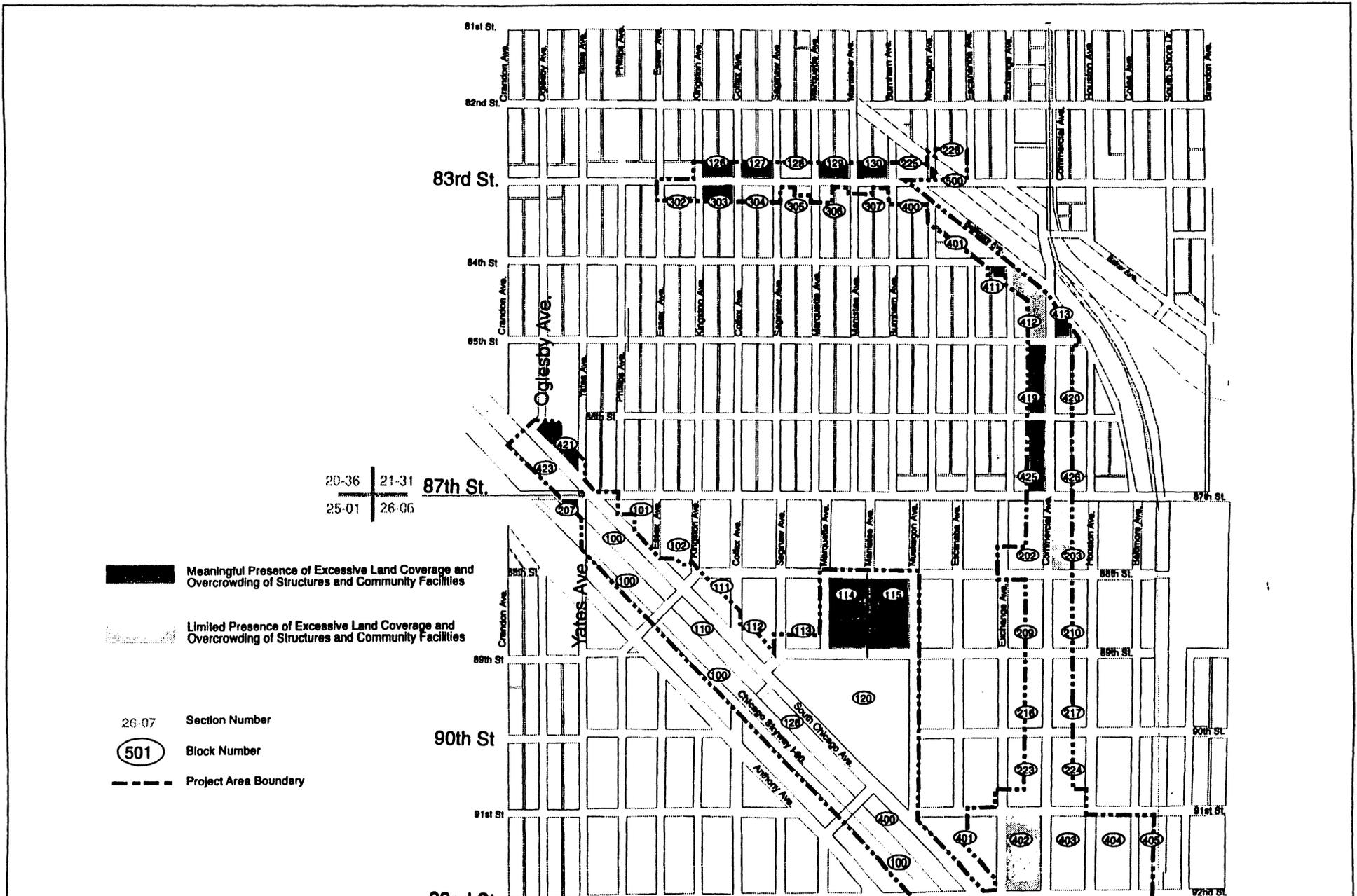


Figure 9a  
**Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

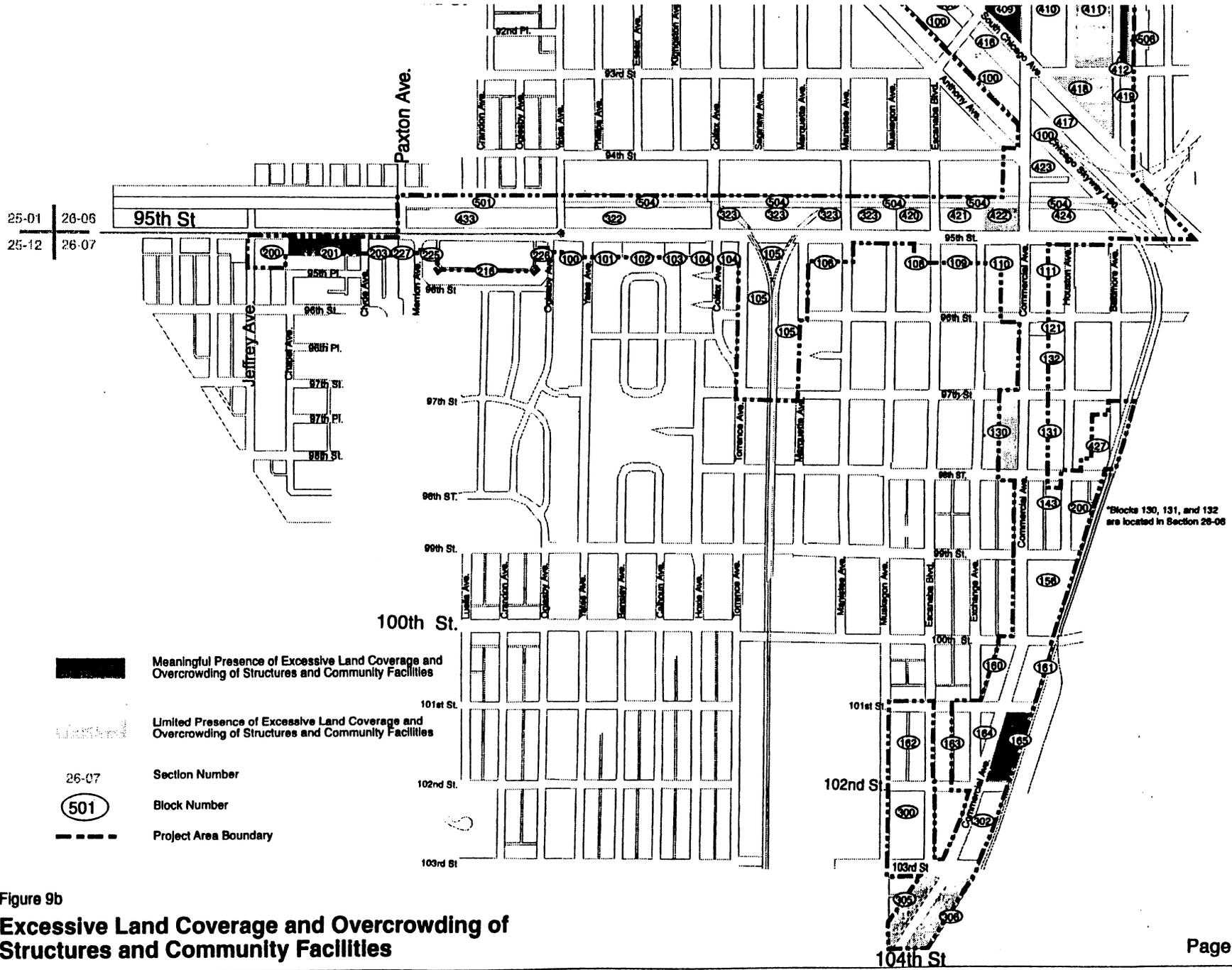


Figure 9b  
**Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

*Conclusion: Excessive land coverage and overcrowding of structures and community facilities is present to a meaningful extent in fourteen blocks and to a limited extent in ten blocks and therefore is present to a limited extent within the Project Area.*

## **J. Deleterious Land Use or Layout**

*As defined in the Act, "deleterious land-use or layout" refers to the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area. Deleterious layout includes evidence of improper or obsolete platting of the land, inadequate street layout, and parcels of inadequate size or shape to meet contemporary development standards. It also includes evidence of improper layout of buildings on parcels and in relation to other buildings.*

### ***Incompatible Uses***

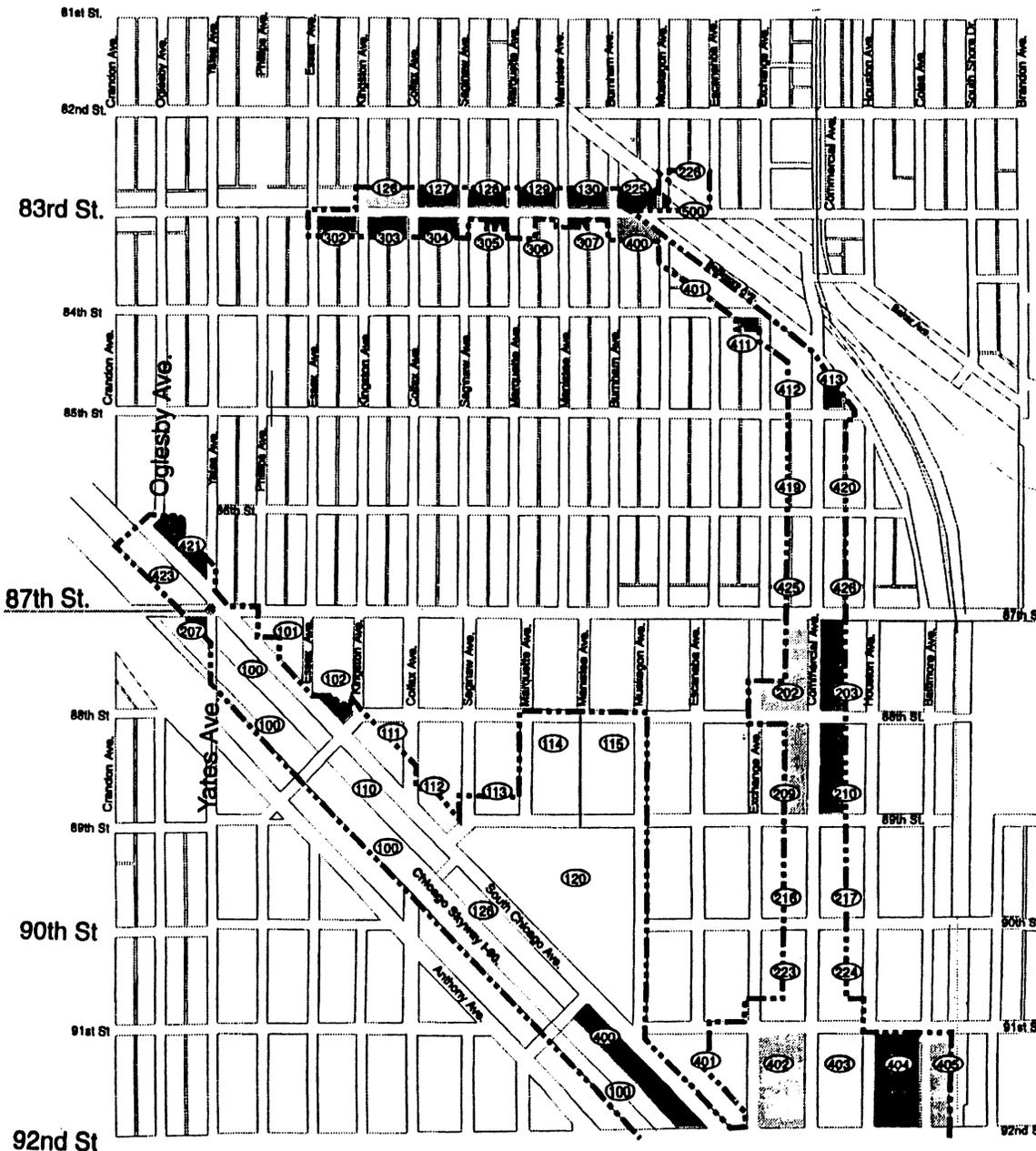
Most of the blocks are impacted by incompatible and inappropriate uses. A conflicting mixture of residential and commercial buildings are prevalent along all major streets including Commercial Avenue, 83<sup>rd</sup> Street, South Chicago Avenue and 95<sup>th</sup> Street. Low-density residential uses are inappropriately located in predominantly commercial areas with more intensive traffic patterns.

### ***Improper Platting/Layout***

Improper platting/layout is evidenced by blocks and parcels with narrow and irregularly shaped parcels. Most blocks along Commercial Avenue contain narrow and irregularly shaped parcels of limited depth and width for sound commercial development consistent with contemporary standards and requirements. The location of rail lines along Chicago Avenue, 95<sup>th</sup> Street, and the Skyway right-of-way, result in blocks with limited depth for proper development. Blocks in which 20 percent or more of all parcels or land area indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a meaningful extent.

Blocks in which less than 20 percent of the parcels or land area indicate deleterious land use or layout are indicated as characterized by the presence of deleterious land use or layout to a limited extent. See Figure 10, *Deleterious Land-use or Layout*.

*Conclusion: The factor of deleterious land-use or layout is present to a meaningful extent in thirty-seven blocks and to a limited extent in ten blocks and therefore is present to a meaningful extent throughout the Project Area.*



20-36	21-31
25-01	26-06

-  Meaningful Presence of Deleterious Land Use and Layout
-  Limited Presence of Deleterious Land Use and Layout
- 26-07 Section Number
-  Block Number
-  Project Area Boundary

Figure 10a  
**Deleterious Land Use and Layout**

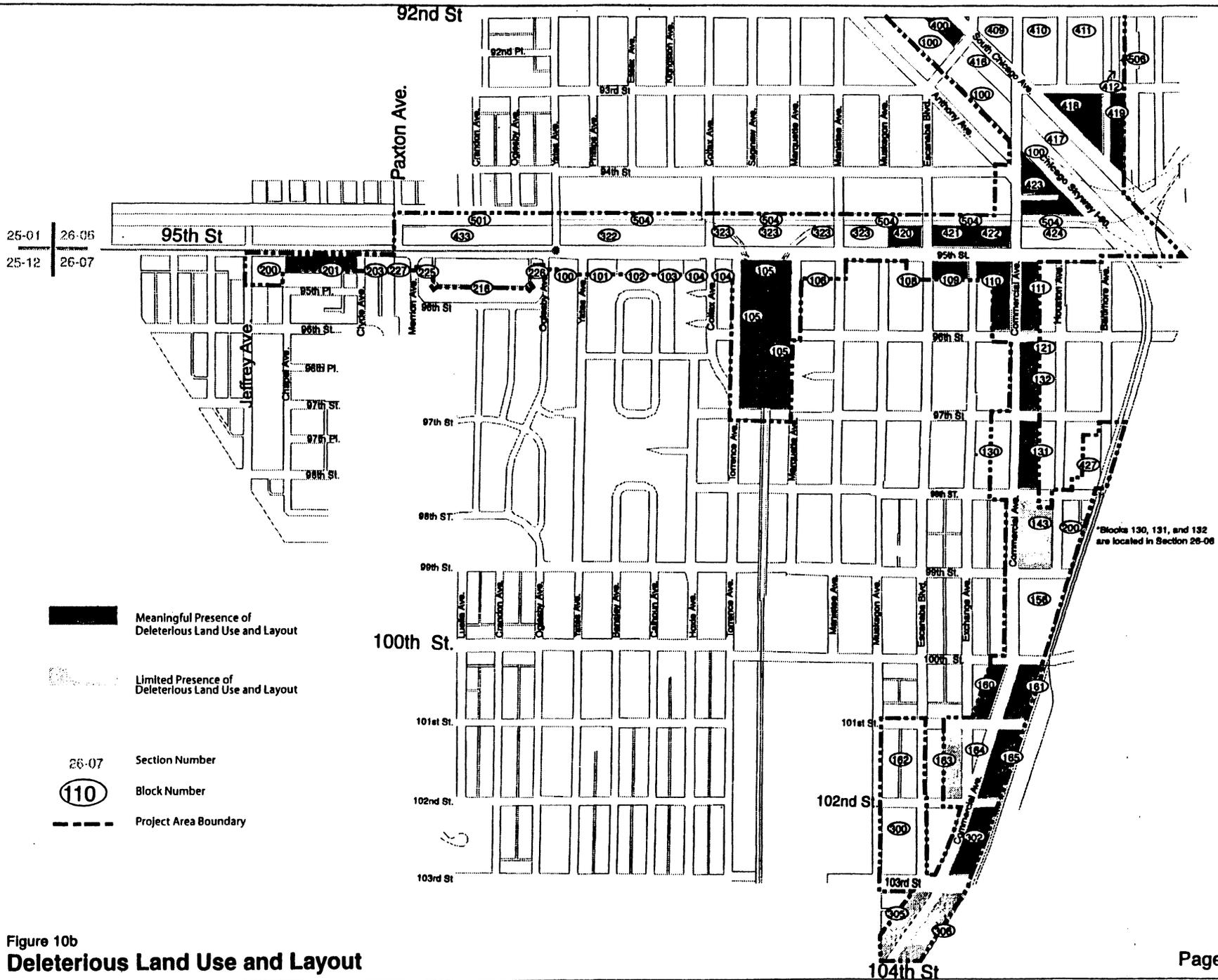


Figure 10b  
 Deleterious Land Use and Layout

## **K. Lack of Community Planning**

*As defined in the Act, "lack of community planning" means that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.*

The Project Area initially developed in the late 1800s and early 1900s in conjunction with the steel mills and related industrial development in the southeast part of the city and experienced its most rapid growth in the 1920s and 1940s. Limited lot sizes, placement and orientation of buildings with total lot coverage, and lack of provisions for off-street parking, loading and service, occurred prior to the development of any community plan or guidelines for the overall community area development.

*Conclusion: Lack of community planning as a factor is present to a meaningful extent throughout the Project Area.*

## **L. Environmental Remediation**

*As defined in the Act, "environmental remediation" means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*

*Conclusion: The factor of environmental remediation was not investigated for the purposes of this report.*

**M. Declining or Lagging Equalized Assessed Valuation**

*As defined in the Act, a "declining or lagging equalized assessed valuation" means that the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.*

Over the period from 1995 to 2000, the growth rate of the total equalized assessed valuation (EAV) of the Project Area has lagged behind that of the balance of the City of Chicago in four of these years, (1995/1996, 1996/1997, 1997/1998, and 1999/2000). These figures are shown below in Table 2, *Growth of the Project Area vs. City of Chicago*.

**Table 2. Growth of the Project Area vs. City of Chicago**

Year	Total EAV of the City of Chicago, minus the Project Area EAV		Total EAV* - Project Area		CPI (Chicago-Gary-Kenosha)	Area growing at a rate less than the City?	Area growing at a rate less than the CPI?
	EAV	% change	EAV	% change			
1995	30,346,730,786		36,157,719				
1996	30,730,726,821	1.27%	35,724,712	-1.20%	3.8%	YES	YES
1997	33,313,637,603	8.40%	37,666,072	5.43%	1.9%	YES	NO
1998	33,905,253,124	1.78%	36,664,294	-2.66%	1.4%	YES	YES
1999	35,324,189,713	4.19%	39,400,876	7.46%	2.5%	NO	NO
2000	40,440,056,186	14.48%	41,906,385	6.36%	3.9%	YES	NO
<b>Average growth: 1995-2000</b>		<b>5.91%</b>		<b>2.99%</b>	<b>2.71%</b>		

CPI = Consumer Price Index for all urban consumers in the Chicago-Gary-Kenosha area  
(Source: U.S. Bureau of Labor Statistics)

\*EAV does not reflect adjustments for exemptions granted under Cook County programs for homeowners

*Conclusion: Declining or Lagging Equalized Assessed Valuation as a factor is present to a meaningful extent throughout the Project Area.*

### III. DETERMINATION OF PROJECT AREA ELIGIBILITY

The Project Area meets the requirements of the Act for designation as a "conservation area" There is a reasonable presence and distribution of nine of the thirteen factors required under the Act for eligibility as a conservation area. These include:

1. Dilapidation -- limited presence
2. Obsolescence -- meaningful presence
3. Deterioration -- meaningful presence
4. Structures below minimum code -- meaningful presence
5. Excessive vacancies -- limited presence
6. Excessive land coverage and overcrowding of structures and community facilities -- limited presence
7. Deleterious land-use or layout -- meaningful presence
8. Lack of community planning -- meaningful presence
9. Declining or lagging rate of growth of total equalized assessed valuation--meaningful presence

The summary of conservation factors within the Project Area is documented on a block-by-block basis in Table 3, *Distribution of Conservation Area Factors*, and illustrated in Figure 11, *Summary of Conservation Area Factors*.

The eligibility findings presented in this report indicate that the Project Area is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City. The Project Area contains properties and buildings of various sizes and design that are advancing in obsolescence and deterioration and decline of physical condition. Existing vacancies, insufficient off-street parking, loading and service areas in addition to other blighting factors as identified above, indicate that the Project Area as a whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be restored to full active redevelopment without public action.

**Table 3. Distribution of Conservation Area Factors**

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deteriorous land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
20-36-421	●		●	○				●		●			○	○
20-36-423	●		●	○									○	○
21-31-126	●		●	○			●	●		○			○	○
21-31-127	●	●	●	●		●		●		●			○	○
21-31-128	●		○	●		●	●			●			○	○
21-31-129	●		○	●		●		●		●			○	○
21-31-130	●		●	○				●		●			○	○
21-31-225	●			●		●				●			○	○
21-31-226	●			○									○	○
21-31-302	●		●	●		●	●			●			○	○
21-31-303	●			○				●		●			○	○
21-31-304	●		○	○						●			○	○
21-31-305	●									●			○	○
21-31-306	●		●										○	○
21-31-307	●			○						●			○	○
21-31-400	●			○			○			○			○	○
21-31-401	●			●		○	○						○	○
21-31-411	●	●	●	●		●		●		●			○	○
21-31-412	●	●	●	●		●	●	○					○	○
21-31-413	●	●	●	●		●	●	●		●			○	○
21-31-419	●		○	○			○	●					○	○
21-31-420	●		●	●		●							○	○
21-31-425	●		●					●					○	○
21-31-426	●			○									○	○
21-31-500	n/a												○	○
25-01-207	n/a		●							●			○	○

○ – Factor is present to a limited extent

● – Factor is present to a meaningful extent

⊙ – Applicable on a Project Area basis

blank – Factor is not present/not documented

n/a – not applicable

**Table 3. Distribution of Conservation Area Factors**

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deleterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
25-01-433	n/a												⊙	⊙
25-01-501	n/a												⊙	⊙
25-12-200	n/a												⊙	⊙
25-12-201	●		●	●		●		○			●		⊙	⊙
25-12-203	●		●	○									⊙	⊙
25-12-216	n/a			●									⊙	⊙
25-12-225	n/a												⊙	⊙
25-12-226	○												⊙	⊙
25-12-227	n/a												⊙	⊙
26-06-100	●			○									⊙	⊙
26-06-101	n/a												⊙	⊙
26-06-102	●			●		●					●		⊙	⊙
26-06-110	n/a												⊙	⊙
26-06-111	●			○									⊙	⊙
26-06-112	●	●	●	●		●	●						⊙	⊙
26-06-113	●		●	○									⊙	⊙
26-06-114/115	●		●	○				●					⊙	⊙
26-06-120	●												⊙	⊙
26-06-126	n/a												⊙	⊙
26-06-130	●			●		○	○	○					⊙	⊙
26-06-131	●			●		○	○				●		⊙	⊙
26-06-132	●		○	●		●					●		⊙	⊙
26-06-202	●	○	○	●		●	○				○		⊙	⊙
26-06-203	●	○	●	●		●	●	○			●		⊙	⊙
26-06-209	●		●	●		●	●				○		⊙	⊙
26-06-210	●	○	●	●		●	○				●		⊙	⊙

○ – Factor is present to a limited extent

● – Factor is present to a meaningful extent

⊙ – Applicable on a Project Area basis

blank – Factor is not present/not documented

n/a – not applicable

**Table 3. Distribution of Conservation Area Factors**

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deleterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
26-06-216	●	●	○	●		●	●						⊙	⊙
26-06-217	●	○		●		○	●						⊙	⊙
26-06-223	●			●		●	○						⊙	⊙
26-06-224	●	○		●		●	●						⊙	⊙
26-06-322	●												⊙	⊙
26-06-323	n/a						●						⊙	⊙
26-06-400	●		○	●		○				●			⊙	⊙
26-06-401	●			●		●	○						⊙	⊙
26-06-402	●			●		○	●	○		○			⊙	⊙
26-06-403	●		○	●		●	●						⊙	⊙
26-06-404	●		○	●		●	○			●			⊙	⊙
26-06-405	●		●	●		○	○			○			⊙	⊙
26-06-409	●			○		●	●	●					⊙	⊙
26-06-410	●			●		●	○						⊙	⊙
26-06-411	●		○	●		●	○	○					⊙	⊙
26-06-412	●		●	●		●	●	●					⊙	⊙
26-06-416	●	●	●	●		●							⊙	⊙
26-06-417	●		●	●		●	●						⊙	⊙
26-06-418	●	○	●	●		●	●	○		●			⊙	⊙
26-06-419	●		●	●		●	●			●			⊙	⊙
26-06-420	●			●		●				●			⊙	⊙
26-06-421	●			○		●				●			⊙	⊙
26-06-422	●	●	●	●		○		○		●			⊙	⊙
26-06-423	●		●	○						●			⊙	⊙
26-06-424	●	●		●		●	●						⊙	⊙
26-06-427	n/a												⊙	⊙

○ – Factor is present to a limited extent

● – Factor is present to a meaningful extent

⊙ – Applicable on a Project Area basis

blank – Factor is not present/not documented

n/a – not applicable

**Table 3. Distribution of Conservation Area Factors**

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess Vacancies	Overcrowding / Excess land coverage	Lack of Light, Vent.	Inadequate Utilities	Deleterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
26-06-428	n/a												⊙	⊙
26-06-504	n/a												⊙	⊙
26-06-506	n/a												⊙	⊙
26-07-100	n/a			●									⊙	⊙
26-07-101	n/a												⊙	⊙
26-07-102	n/a												⊙	⊙
26-07-103	●		●	○									⊙	⊙
26-07-104	n/a			●									⊙	⊙
26-07-105	●			●		●				●			⊙	⊙
26-07-106	n/a												⊙	⊙
26-07-108	n/a		●	○									⊙	⊙
26-07-109	●		●	○						●			⊙	⊙
26-07-110	●		●	○						●			⊙	⊙
26-07-111	●		●	●		●	○			●			⊙	⊙
26-07-121	●									●			⊙	⊙
26-07-143	○		●	○		○				○			⊙	⊙
26-07-156	○			○									⊙	⊙
26-07-160	●		●	○			○			●			⊙	⊙
26-07-161	●		●	●		○	●			●			⊙	⊙
26-07-162	●		●	○									⊙	⊙
26-07-163	●			○						○			⊙	⊙
26-07-164	●	●	●	●		●	●						⊙	⊙
26-07-165	●		●	●		●		●		●			⊙	⊙
26-07-200	n/a												⊙	⊙
26-07-300	●			○									⊙	⊙
26-07-302	●	○	●	●		○	●			●			⊙	⊙

○ – Factor is present to a limited extent  
 ● – Factor is present to a meaningful extent

⊙ – Applicable on a Project Area basis  
 blank – Factor is not present/not documented

n/a – not applicable

**Table 3. Distribution of Conservation Area Factors**

Block No.	Age	Dilapidation	Obsolescence	Deterioration	Illegal Use	Struct. below code	Excess. Vacancies	Overcrowding / Excess. land coverage	Lack of Light, Vent.	Inadequate Utilities	Deleterious land use	Environmental Remediation	Declining/Lagging Assessed Value	Lack of Community Planning
26-07-305	●			●		○		○			○		⊙	⊙
26-07-306	●	○	●	●		●		○			○		⊙	⊙
26-07-500	n/a												⊙	⊙
<b>Total</b>		○	●	●		●	○	○		●			●	●

○ – Factor is present to a limited extent  
 ● – Factor is present to a meaningful extent

⊙ – Applicable on a Project Area basis  
 blank – Factor is not present/not documented

n/a – not applicable

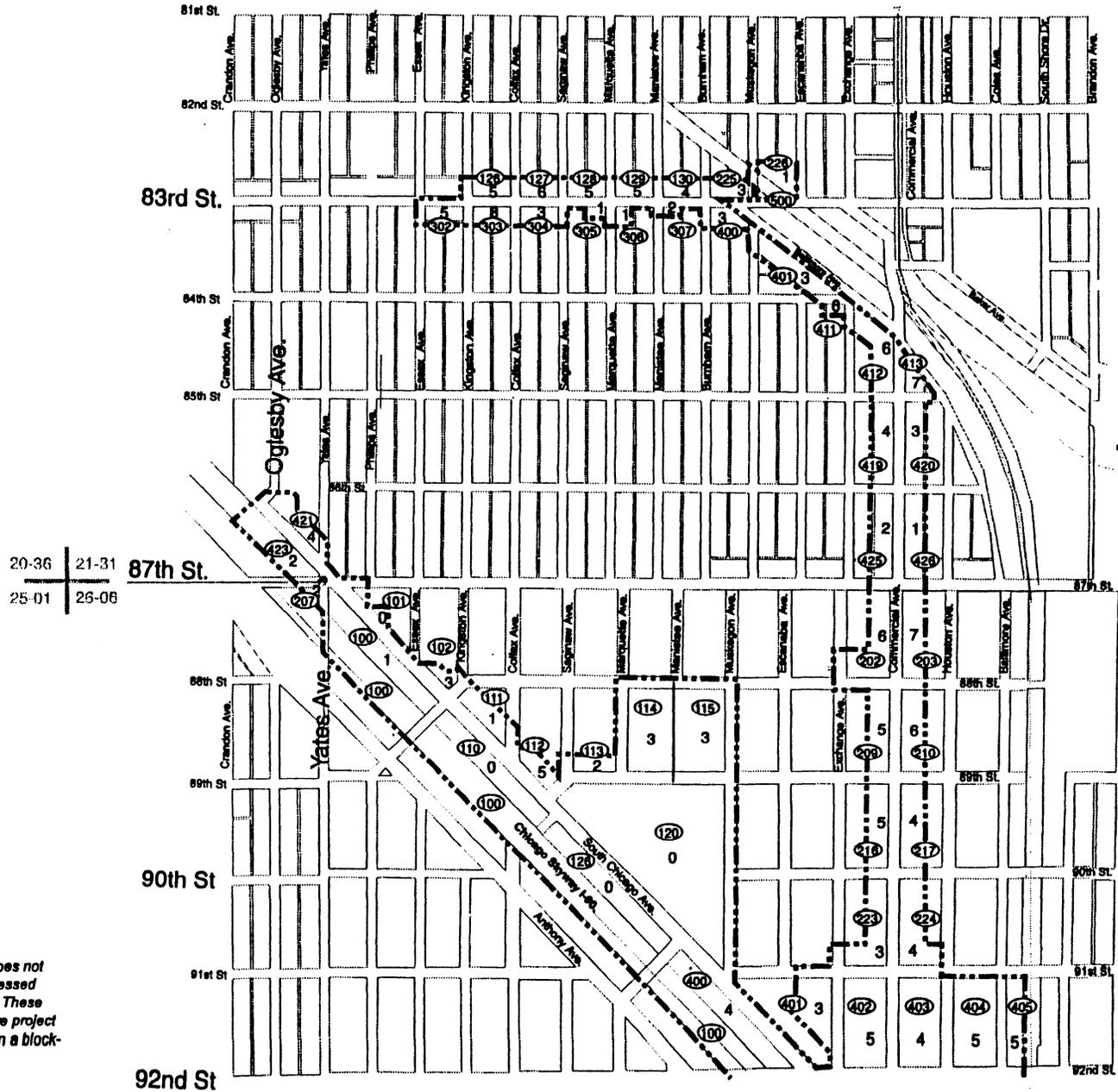
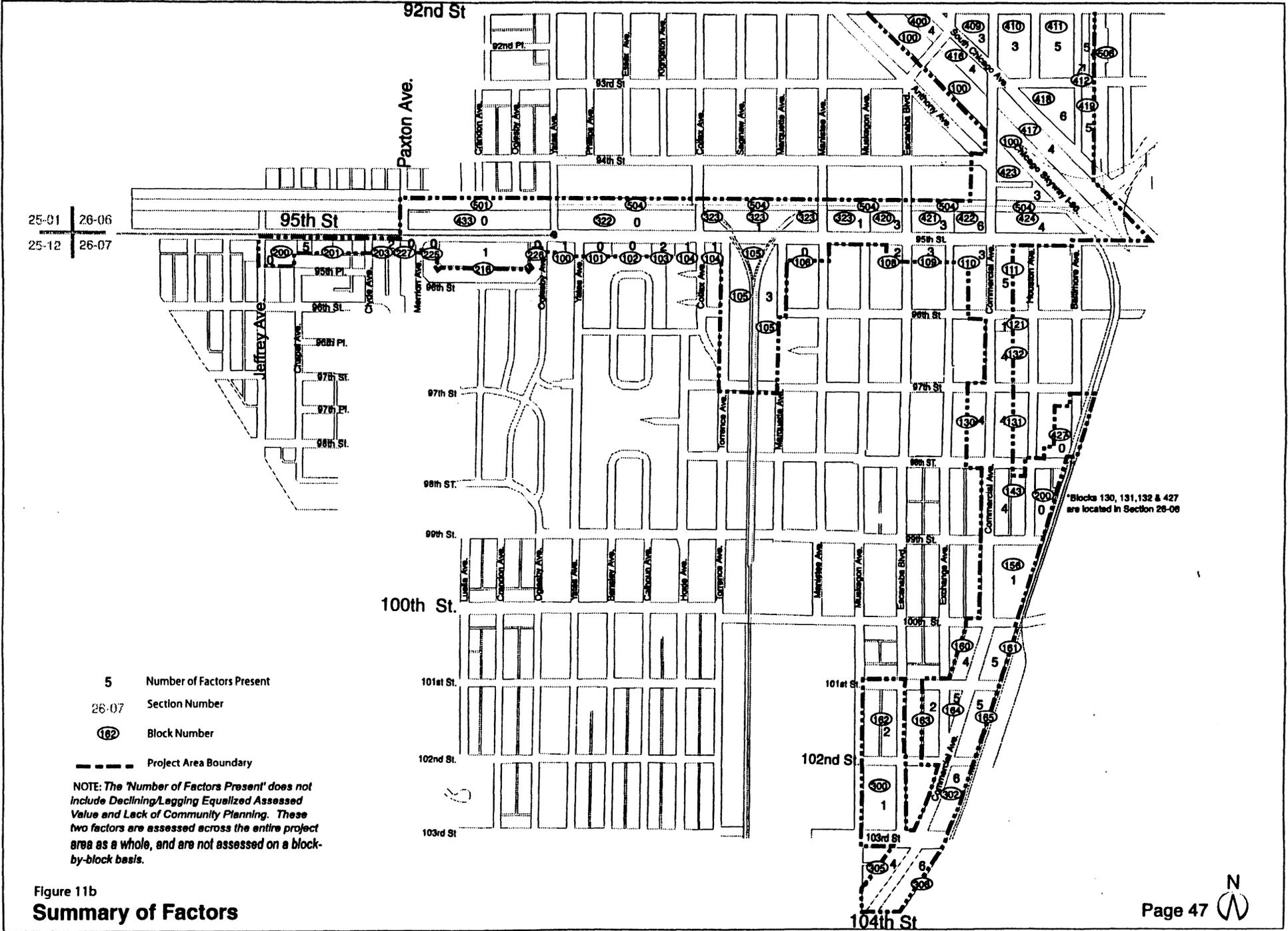


Figure 11a  
**Summary of Conservation Area Factors**



# **EXHIBIT VI:**

**Commercial Avenue Redevelopment Project Area Tax Increment  
Financing Housing Impact Study**

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**COMMERCIAL AVENUE  
REDEVELOPMENT PROJECT AREA  
TAX INCREMENT FINANCING**

**HOUSING IMPACT STUDY**

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City of Chicago, Illinois  
Richard M. Daley, Mayor

Prepared by:  
Trkla, Pettigrew, Allen & Payne, Inc.  
June 28, 2002

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## INTRODUCTION

The purpose of this report is to conduct a housing impact study for the Commercial Avenue Tax Increment Financing Redevelopment Project Area (the "Project Area") as set forth in the Tax Increment Allocation Redevelopment Act (the "Act"). The Act is found in Illinois Compiled Statutes, Chapter 65, Act 5, Section 11-74.4-1 *et. seq.*, as amended. The Project Area is located within the South Chicago, South Deering and Calumet Heights Community Areas of the City of Chicago (the "City"), and generally includes the Commercial Avenue frontage bounded by 84<sup>th</sup> Street on the north and 104<sup>th</sup> Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91<sup>st</sup> Street on the north, the B & O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B & O rail right-of-way on the east from 97<sup>th</sup> Street on the north to 100<sup>th</sup> Street on the south; 83<sup>rd</sup> Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83<sup>rd</sup> Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95<sup>th</sup> Street on the south; 95<sup>th</sup> Street frontage from Jeffrey Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95<sup>th</sup> Street on the north, 97<sup>th</sup> Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101<sup>st</sup> Street on the north and 104<sup>th</sup> Street on the south.

As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the separate feasibility report.

As of February 1, 2002, the Project Area contains 788 inhabited residential units located throughout the Project Area. The foregoing "Commercial Avenue Tax Increment Financing Redevelopment Project and Plan" (the "Plan") which incorporates this document by reference, provides for new development and redevelopment. One of the goals of the Plan is to maintain sound existing housing where appropriate. However, new development and redevelopment are likely to result in the displacement of residents from 10 or more inhabited residential units. Therefore, a housing impact study is required. As set forth in the Act:

Part I of the housing impact study shall include:

- (i) data as to whether the residential units are single family or multi-family units;
- (ii) the number and type of rooms within the units, if that information is available;
- (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units, which data requirement shall be deemed to be fully satisfied if based on data from the most recent federal census.

Part II of the housing impact study identifies the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) the number and location of those units that will or may be removed;
- (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;
- (iii) the availability of replacement housing for those residents whose residences are to be removed, and identify the type, location, and cost of the replacement housing;  
and
- (iv) the type and extent of relocation assistance to be provided.

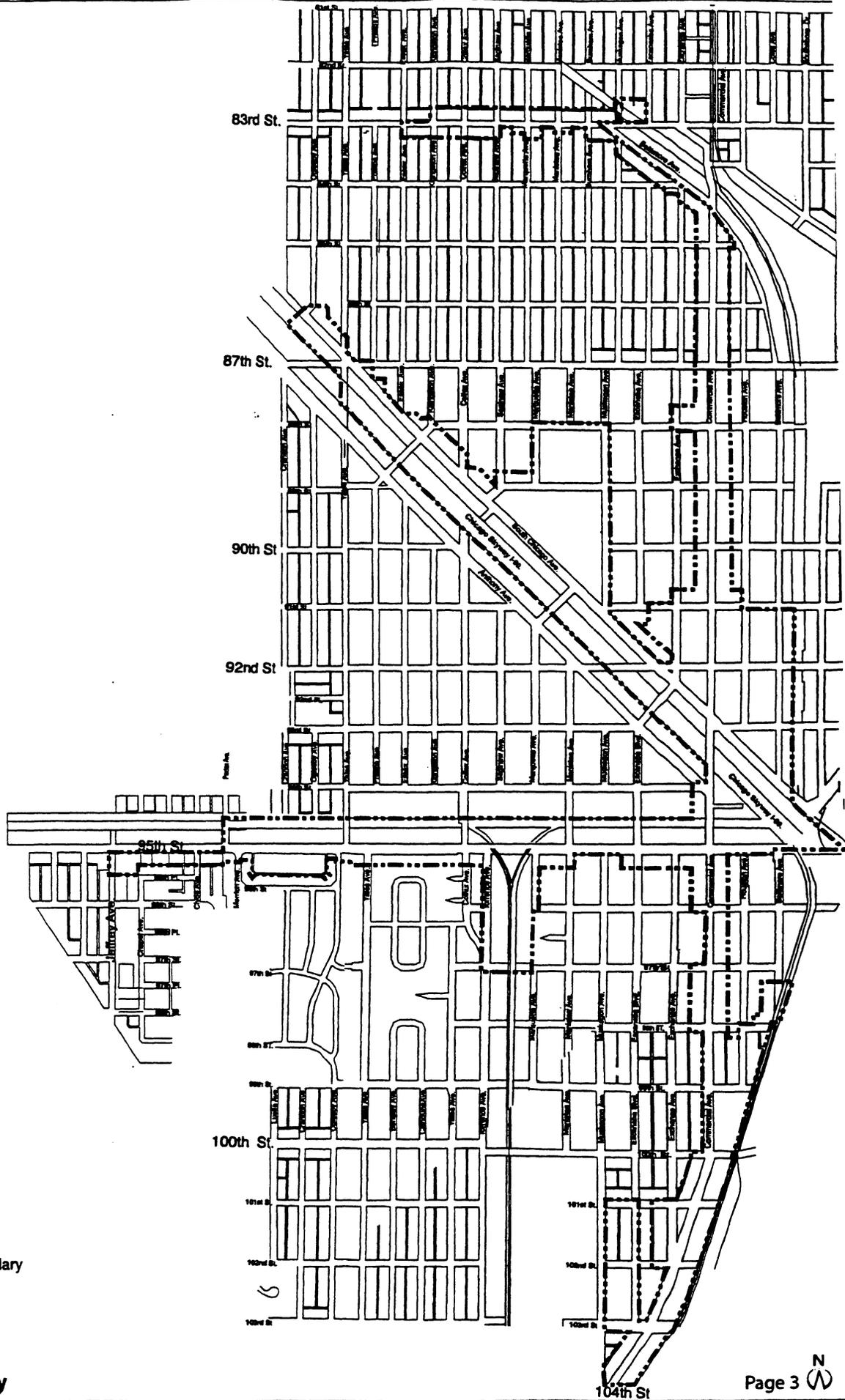


Figure 1  
**Project Area Boundary**

## PART I

As required by the Act, Part I of this Housing Impact Study includes data as to the 1) whether the residential units are single-family or multi-family units; 2) type of rooms within residential units; 3) number of inhabited units; and 4) race and ethnicity composition for all residential units within the Project Area. For purposes of this study, 1990 United States Census data and estimates for the year 2001 were utilized. Actual 1990 United States Census data and 2001 estimates were provided by Claritas Data Services. The 1990 Census is the most recent federal census for which housing data were available at the time of the study. For population and household measures, year 2001 estimates, derived from actual 1990 and 2000 Census data, have been used to provide a snapshot of the current characteristics of the Project Area.<sup>1</sup>

### A. Number and Type of Residential Units

The Project Area contains a variety of residential structures including single family, multi-family, and mixed-use buildings. A total of 830 residential units were identified that include 120 single-family homes, 72 multi-family units, 194 two-flat units, 66 three-flat units, and 378 mixed-use units. The distribution of the aforementioned units by building type is shown below in Table 1, *Project Area Residential Units, by Building Type*.

**Table 1: Project Area Residential Units, by Building Type**

<i>Building Type</i>	<i>Total Units</i>	<i>% of Total</i>
Single-Family	120	14.5%
Multi-Family	72	8.7%
Two-Flat	194	23.4%
Three-Flat	66	8.0%
Mixed Use	378	45.5%
<b>Total</b>	<b>830</b>	<b>100.0%</b>

*Source:* American Marketing Services, Inc. and Trkla, Pettigrew, Allen & Payne, Inc.

### B. Number and Type of Rooms within Units

Data from the 1990 Housing Census have been used to estimate the distribution of residential units, by number of bedrooms, within the Project Area. Specifically, the combined distribution for 20 census block groups falling within the boundaries of the Project Area, either partially or entirely, was applied to the 830 residential units found in the Project Area. The resulting estimated distribution by number of bedrooms for the Project Area is shown below in Table 2, *Project Area Residential Units, Number of Bedrooms*.

<sup>1</sup> All census data, and 2001 estimates, were obtained from Claritas Data Services. Due to the size of the Commercial Avenue Project Area, AMS used combined data for the following census tract block groups, all of which comprise part of the project area: Tract 4602, block group 2; tract 4603, block groups 4, 5, 6, 7 and 8; tract 4604, block groups 2 and 3; tract 4606, block group 1; tract 4607, block groups 2 and 3; tract 4609, block groups 1 and 2; tract 4610, block groups 2, 3, and 4; and all of tract 5101.

**Table 2: Project Area Residential Units, Number of Bedrooms**

<i>Number of Bedrooms</i>	<i>Project Area % 1990 Census</i>	<i>Project Area Current Units (Est.)</i>
0 Bedrooms	2.4%	20
1 Bedroom	15.3%	127
2 Bedrooms	37.3%	309
3 Bedrooms	35.9%	298
4 Bedrooms	6.6%	55
5+ Bedrooms	2.6%	21
<b>Total</b>	<b>100%</b>	<b>830</b>

Sources: 1990 United States Census, Claritas Data Services, American Marketing Services, Inc.

**C. Number of Inhabited Units**

The Project Area contains 830 residential units, which, as of February 1, 2002, include 788 inhabited units and 42 vacant units. This represents a vacancy rate of 5.1%. The distribution of inhabited residential units by unit type is shown below in Table 3 *Project Area Inhabited Residential Units*. February 1, 2002 is a date not less than 45 days prior to the date that the resolution required by subsection (a) of Section 11-74.4-5 of the Act was or will be passed (the resolution setting the public hearing and Joint Review Board meeting dates).

**Table 3: Project Area Inhabited Residential Units**

<b>Building Type</b>	<b>Total Units</b>	<b>Inhabited</b>	<b>Vacant</b>
Single-Family	120	117	3
Multi-Family	72	68	4
Two-Flat	194	192	2
Three-Flat	66	63	3
Mixed Use	378	348	30
<b>Total</b>	<b>830</b>	<b>788</b>	<b>42</b>

Sources: American Marketing Services, Inc. and Trkla, Pettigrew, Allen & Payne, Inc.

**D. Race and Ethnicity of Residents**

As required, an estimate has been made of the racial and ethnic composition of the Project Area population. Estimates for the year 2001 (derived from 2000 census data), were obtained for 20 census block groups that partially, or entirely, fall within the Project Area. In 2001, the average household size for those 20 block groups was estimated at 3.25 persons.

The average household size (3.25 persons) for the 20 block groups was multiplied by the number of inhabited residential units (788) in the Project Area, to provide an estimate of the total Project Area population, 2,561 persons. This calculation is shown below in Table 4, *Estimate of Project Area Population, by Building Type*.

**Table 4: Estimate of Project Area Population, by Building Type**

	<i>Number of Inhabited Units</i>	<i>Family Size Adjustment (Persons per unit)</i>	<i>Estimated Number of Residents</i>
Single-Family	117	3.25	380
Multiple-Family	68	3.25	221
Two-Flat	192	3.25	624
Three-Flat	63	3.25	205
Mixed Use	<u>348</u>	<u>3.25</u>	<u>1,131</u>
<b>Total</b>	<b>788</b>	<b>NA</b>	<b>2,561</b>

Source: Claritas Data Services, American Marketing Services, Inc.

Next, the estimated 2001 distribution of population by race and ethnicity (Hispanic or Non-Hispanic origin) for the 20 block groups was applied to the estimated Project Area population (2,561). This yielded the estimates of Project Area residents by race and ethnicity shown below in Table 5, *Project Area Race and Ethnic Composition*.

**Table 5: Project Area Race and Ethnic Composition**

<i>Race</i>	<i>2001 Est. %</i>	<i>2001 Project Area Est. Population</i>
White	52.30%	1,339
Black	46.10%	1,181
American Indian, Eskimo, Aleut	1.00%	26
Asian or Pacific Islander	<u>0.60%</u>	<u>15</u>
<b>Total</b>	<b>100.00%</b>	<b>2,561</b>
<i>Ethnicity</i>	<i>2001 Est. %</i>	<i>2001 Project Area Est. Population</i>
Not of Hispanic Origin	51.40%	1,316
Hispanic Origin	<u>48.60%</u>	<u>1,245</u>
<b>Total</b>	<b>100.00%</b>	<b>2,561</b>

Sources: Claritas Data Services, American Marketing Services, Inc.

## Part II

### *A. Number and Location of Units that Potentially Could Be Removed*

As of February 1, 2002, the Project Area contains 830 residential units including 120 units in single-family homes, 72 units in multi-family buildings, 194 units in two-flat structures, 66 units in three-flat buildings, and 378 units in mixed-use buildings. The Plan calls for new development and redevelopment of commercial, industrial, residential and institutional uses throughout the Project Area. Improvement projects supported by the Plan include the rehabilitation and reuse of existing sound residential and commercial buildings; new residential infill development; new commercial and light industrial development; and creation and enhancement of community facilities and amenities. Within the Project Area, several key opportunity sites have been identified for residential, commercial, and industrial development and redevelopment. Because the Project Area includes a number of inhabited residential units that may be impacted by implementation of this Plan, information is provided regarding this Plan's potential impact on housing. Implementation of the TIF Plan may result in the displacement of 81 inhabited residential units.

An acquisition plan or map has been prepared as part of the Plan which identifies 0 parcels with inhabited residential housing units within the Project Area that may be acquired by the City to meet the goals and objectives of the Plan. Also, by adoption of the 92<sup>nd</sup>-Commercial Redevelopment Plan dated February, 1997 and Amendment No. 1 to the 92<sup>nd</sup>-Commercial Redevelopment Plan dated December 9, 1997, (collectively referred to as the "Underlying 92<sup>nd</sup>-Commercial Redevelopment Plan") the City has established authority to acquire and assemble property for a portion of the Project Area generally bounded by 91<sup>st</sup> Street on the north, the B & O rail right-of-way on the east, by South Chicago Avenue and the public alley next south and parallel to South Chicago Avenue on the south, and South Exchange Avenue and the public alley next west of the former Goldblatt's parking lot on the south. Such acquisition and assembly under that authority is consistent with this Plan. Nothing in this Plan shall be deemed to limit or adversely affect the authority of the City under the Underlying 92<sup>nd</sup>-Commercial Redevelopment Plan to acquire and assemble property. Accordingly, incremental property taxes from the Project Area may be used to fund the acquisition and assembly of property by the City under the authority of the Underlying 92<sup>nd</sup>-Commercial Redevelopment Plan within the Project Area.

Also, as part of the future Land Use Plan, presented in more detail in the Plan, several key opportunity sites have been identified as potential sites for residential and commercial development and redevelopment. Since no specific developers or development projects have been identified within the Project Area, potential displacement of inhabited residential units has been determined based on three criteria. These criteria include: 1) any properties that have been identified for acquisition in the Plan or Underlying 92<sup>nd</sup>-Commercial Redevelopment Plan; 2) any properties with buildings that are classified as dilapidated; and 3) any properties that may be subject to removal due to a change in land use. Findings for each criteria is summarized below:

- 1) The Underlying 92<sup>nd</sup>-Commercial Redevelopment Plan identifies 71 parcels for acquisition, six of which contain buildings with a total of 40 inhabited housing units. Within these 6 buildings, inhabited residential units were found to include 1 single-family unit, 3 three-flat building units, and 36 mixed-use building units, for a total of 40. The Project Area acquisition plan, presented in more detail in Figure 3 and Exhibit IV of the

Plan, identifies 189 parcels with no inhabited residential units that may be acquired by the City.

- 2) Dilapidation as defined in the Act refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed. Based on surveys conducted by Trkla, Pettigrew, Allen & Payne, Inc. for this Project Area, 9 buildings with residential units in the Project Area were classified as dilapidated. Within these 9 buildings, inhabited residential units were found to include 1 single-family unit, 4 two-flat building units, 3 three-flat building units, 4 multi-family units, and 4 mixed-use building units, for a total of 16.
- 3) The *Land Use Plan*, presented in Section V.B of the Plan, identifies the future land uses to be in effect upon adoption of the Plan. When compared to the *Generalized Existing Land Use Map* included as part of the eligibility study prepared for the Project Area and attached to the Plan as Exhibit V, certain parcels of property currently containing residential uses may be subject to change in land use under the Plan. If public or private redevelopment occurs as a result of the Plan, displacement of a limited number of inhabited residential properties may result. Properties that may be subject to change due to redevelopment efforts could result in the displacement of 25 inhabited residential units in 14 buildings. Within these 14 buildings, inhabited residential units were found to include 4 single-family units, 10 two-flat building units, and 11 mixed-use building units, for a total of 25.

Based on the three criteria above, it is estimated that a total of 81 units may be displaced over the 23-year life of the TIF. Figure 2 identifies the location of the properties with inhabited residential units that may be displaced. The address for each of the properties with inhabited residential units that may be displaced is listed in Table 6, *Properties With Inhabited Residential Units that Potentially Could Be Subject to Displacement*.

### ***B. Relocation Plan***

The City's plans for relocation assistance for those qualified residents in the proposed Project Area whose residences are to be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart D below. No specific relocation plan has been prepared by the City as of the date of this report because no redevelopment project has been approved by the City. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

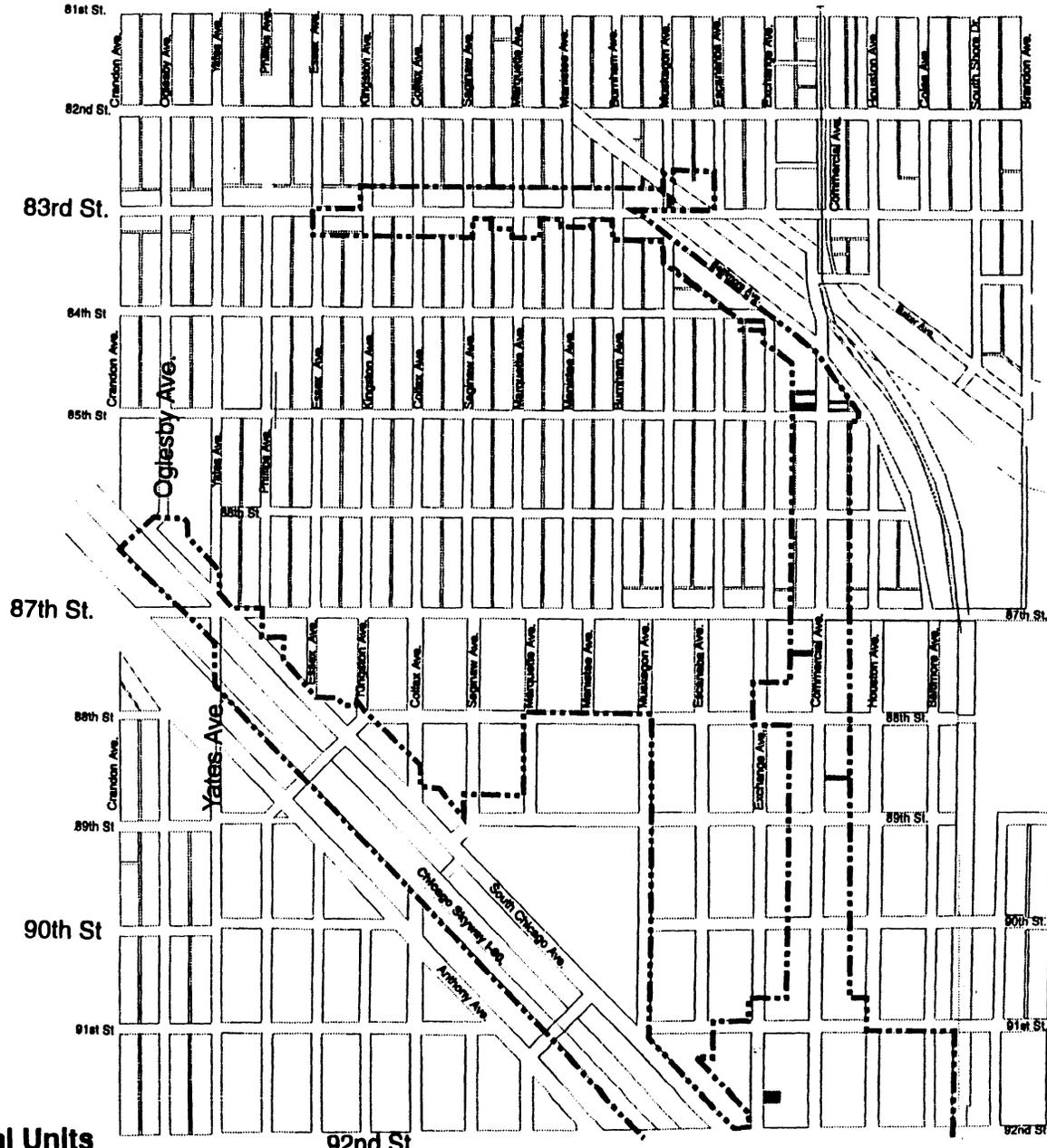


Figure 2a  
**Properties With Inhabited Residential Units That Potentially Could Be Subject to Displacement**

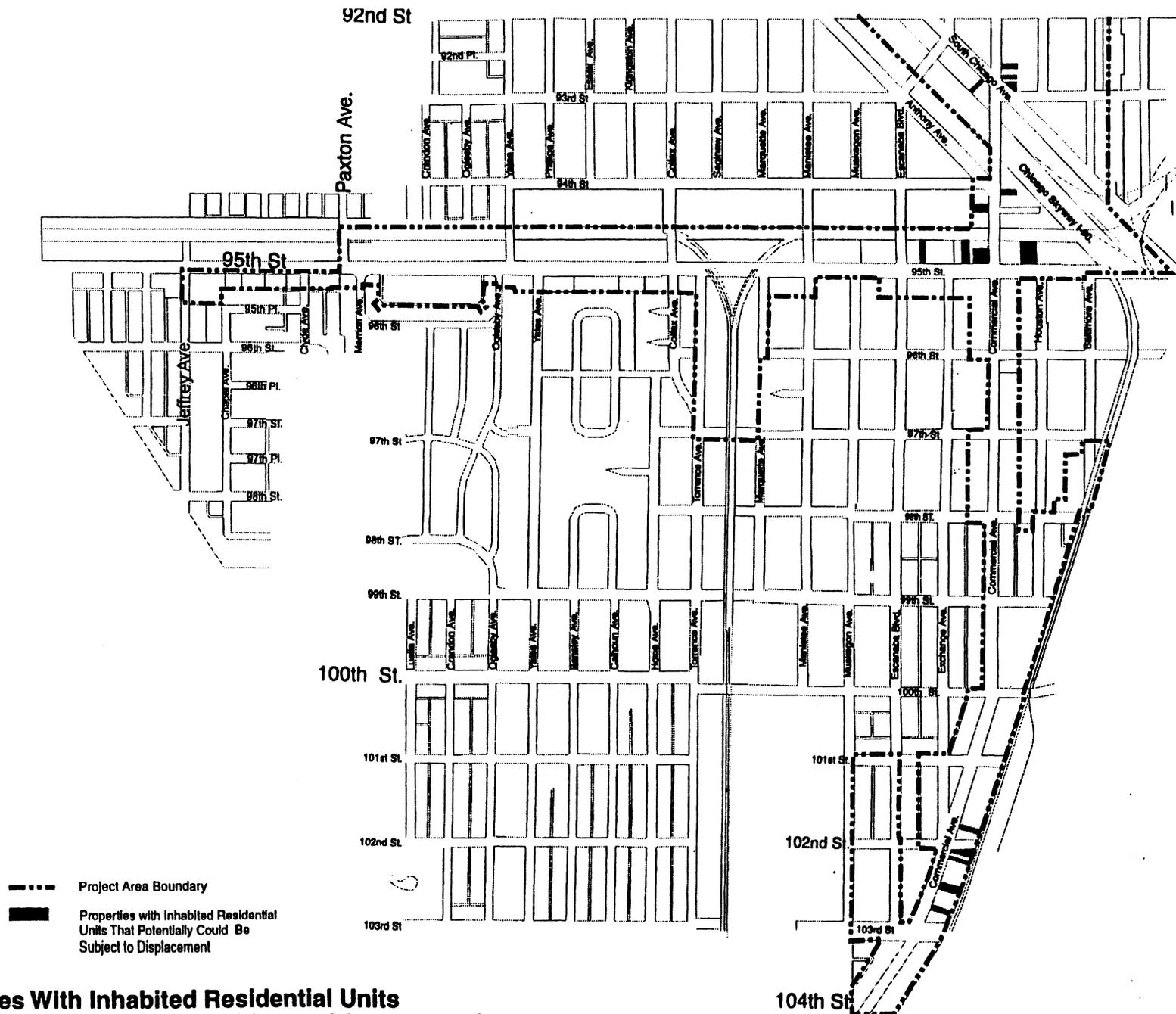


Figure 2b  
**Properties With Inhabited Residential Units  
 That Potentially Could Be Subject to Displacement**

**Table 6: Properties With Inhabited Residential Units That Potentially Could Be Subject To Displacement**

No.	Address	P.I.N.	No. of Units	Structure Type
1	2918 E. 95th Street	26-06-421-011	2	Mixed-Use
2	2948 E. 95th Street	26-06-422-011/012	2	Two-Flat
3	3030 E. 95th Street	26-06-424-004	1	Single Family
4	8472 S. Commercial	21-31-412-029	1	Mixed-Use
5	8482 S. Commercial	21-31-412-032	1	Mixed-Use
6	8482 S. Commercial (rear)	21-31-412-032	1	Single Family
7	8485 S. Commercial	21-31-413-003	1	Mixed-Use
8	8489 S. Commercial	21-31-413-005	2	Two-Flat
9	8835 S. Commercial	26-06-210-013	3	Three-Flat
10	9237 S. Commercial	26-06-410-010	6	Mixed-Use
11	9239 S. Commercial	26-06-410-011	4	Mixed-Use
12	9247 S. Commercial	26-06-410-014	6	Mixed-Use
13	9277 S. Commercial	26-06-410-035	20	Mixed-Use
14	9413 S. Commercial	26-06-423-020	1	Single Family
15	9418 S. Commercial	26-06-422-004	2	Two-Flat
16	9420 S. Commercial	26-06-422-020	2	Two-Flat
17	9420 (rear) S. Commercial	26-06-422-019	2	Two-Flat
18	9422 S. Commercial	26-06-422-006	1	Mixed-Use
19	9454 S. Commercial	26-06-422-015	2	Two-Flat
20	9456 S. Commercial	26-06-422-017/018	1	Mixed-Use
21	10153 S. Commercial	26-07-165-018	4	Multi-Family
22	10201 S. Commercial	26-07-302-001	6	Mixed-Use
23	10205 S. Commercial	26-07-302-003	1	Mixed-Use
24	10221 S. Commercial	26-07-302-009	1	Single Family
25	10253 S. Commercial	26-07-302-020	1	Single Family
26	8404 S. Exchange (rear)	21-31-411-026	2	Two-Flat
27	9129 S. Exchange	26-06-402-012	3	Three-Flat
28	9131 S. Exchange	26-06-402-013	1	Single Family
29	9254 - 9270 S. South Chicago	26-06-416-012	1	Mixed-Use
		<b>Total</b>	<b>81</b>	

### ***C. Replacement Housing***

In accordance with Section 11-74.4-3(n)(7) of the Act, the City shall make a good faith effort to ensure that affordable replacement housing for any qualified displaced residents whose residence is removed as a result of the implementation of the Plan is located in or near the Project Area.

Under the potential redevelopment scenarios involving the redevelopment or rehabilitation of the existing residential uses within the Project Area, it is possible that rehabilitation could be staged to limit or prevent displacement of households and the need to provide for affordable replacement units within the Project Area.

To promote the development of affordable housing, the Plan requires that developers who receive tax increment financing assistance for market-rate housing are to set aside, to the greatest extent possible, up to 20 percent of the units to meet affordability criteria established by the City's Department of Housing. Generally, this means the affordable for-sale units should be priced at a level that is affordable to households earning no more than 120 percent of the area median income (adjusted for family size), and affordable rental units should be affordable to households earning no more than 80 percent of the area median income (adjusted for family size).

Based on the nature of redevelopment that could occur in the Project Area it may be possible to locate replacement units both inside and outside of the Project Area.

American Marketing Services (AMS) conducted a survey of rental units in the South Chicago, South Shore, Avalon Park, and Calumet Heights community areas, in order to gauge the amount, type, and pricing of replacement housing that would potentially be available in, or near, the Project Area. The units included were generally located in the area bounded by 75<sup>th</sup> Street on the north, Jeffery Boulevard on the west, 95<sup>th</sup> Street on the south and Lake Michigan on the east. All survey activities were conducted from September 7, 2001 to September 14, 2001.

The information presented is based on classified advertisements from the *Chicago Sun-Times*, as well as a corresponding telephone survey.

Through the survey, AMS found a total of 34 available units in the area, at rents ranging from \$375 to \$1,000, with rents generally including heat. This sample included two studios, which rent for \$375 per month (one includes heat, and one does not). The 17 one-bedroom units in the sample rent for between \$425 and \$610 (with 13 including heat). The 10 two-bedroom units rent for between \$400 and \$800 (with six including heat). The three three-bedroom units rent for between \$925 and \$1,000 (with none including heat). The apartments comprising the sample are shown in Table 7, *Location, Type, Cost and Availability of Replacement Housing Units – Rental*.

As there may also be some displacement of single-family home-owners, AMS also conducted a survey of for-sale housing in portions of the South Chicago, Calumet Heights, South Deering, and East Side community areas, to gauge the amount, size and pricing of replacement for-sale housing. Specifically, the area examined extended from 79<sup>th</sup> Street on the north to 108<sup>th</sup> Street on the south, and from Jeffery Boulevard on the west to Green Bay Avenue on the east.

Based on data available through the Chicago Association of Realtors' Multiple Listing Service of Northern Illinois (MLSNI), there were a total of 35 closed single-family home sales in the aforementioned area between August 15, 2001, and October 15, 2001. The average sale price was \$80,639, while the range of sale prices was \$16,000 to \$145,000. All had from two to five bedrooms, with the majority (57%) being three-bedrooms. Locations, sizes and prices of the for-sale housing sample are presented in Table 8, *Location, Size, and Cost of Replacement Housing Units – For Sale*.

**Table 7. Location, Type, Cost and Availability of Replacement Housing Units – Rental**

	Apartment Address	Unit type	Sq. Ft.	Util Incl.	Rent	Date Avail.	Community
1	8705 S. Commercial	1	NA	None	\$425	NA	South Chicago
2	2959 E. 80th Place	1	NA	Heat	\$460	Immediate	South Chicago
3	79th and Marquette	1	600	Heat	\$475	Immediate	South Chicago
4	7525 S. Coles	1	NA	NA	\$485	NA	South Shore
5	7906 S. Luella	1	NA	Heat	\$500	Immediate	South Chicago
6	8049 Chappel	1	NA	Heat	\$525	Immediate	South Chicago
7	78th and Essex	1	NA	Heat/Gas	\$525	9/15	South Shore
8	7648-58 S. Phillips	1	NA	Heat	\$525	NA	South Shore
9	76th and Saginaw	1	NA	Heat	\$535	NA	South Shore
10	78th and Saginaw	1	NA	Heat	\$535	NA	South Shore
11	2666 E. 77th	1	NA	Heat	\$550	Immediate	South Shore
12	81st and Luella	1	NA	Heat	\$550	Immediate	South Chicago
13	7546 S. Coles	1	NA	NA	\$550	NA	South Shore
14	77th and Colfax	1	NA	Gas	\$550	NA	South Shore
15	87th and Merrill	1	NA	Heat	\$595	Immediate	Calumet Heights
16	81st and Clyde	1	NA	Heat	\$600	NA	South Chicago
17	7763 South Shore Drive	1	NA	Heat	\$610	NA	South Shore
18	8461 Mackinaw	2	NA	None	\$400	Immediate	South Chicago
19	8706 S. Commercial	2	NA	None	\$455	NA	South Chicago
20	76th and Saginaw	2	NA	Heat	\$535	NA	South Shore
21	79th and Saginaw	2	NA	Heat	\$535	NA	South Shore
22	3050 E. 93rd Street	2	NA	None	\$550	9/15	South Chicago
23	1518 E. 82nd Street	2	NA	Heat	\$650	NA	Avalon Park
24	84th and Commercial	2	NA	Heat	\$655	NA	South Chicago
25	7648-58 S. Phillips	2	NA	Heat	\$675	NA	South Shore
26	8338 S. Essex	2	NA	Heat	\$785	NA	South Chicago
27	93rd and Marquette	2	NA	None	\$800	10/1	Calumet Heights
28	8053 So. Shore	3	NA	NA	\$925	NA	South Chicago
29	8746 S. Baltimore	3	1,100	None	\$950	Immediate	South Chicago
30	75th and Essex	3	NA	NA	\$1,000	NA	South Shore
31	7742-44 S. Shore Drive	NA	NA	Heat	\$495	NA	South Shore
32	7742-44 S. Shore Drive	NA	NA	Heat	\$550	NA	South Shore
33	79th and Marquette	Studio	475	Heat	\$375	Immediate	South Chicago
34	7546 S. Coles	Studio	NA	NA	\$375	NA	South Shore

*Note:* Information based on sample of units taken from the Chicago Sun-Times classified section, and phone conversations with area landlords. Survey was conducted from September 7, 2001 through September 14, 2001.

**Table 8. Location, Size, and Cost of Replacement Housing Units – For Sale**

	Address	Bed	Bath	List Price	Sale Price	Market Time	Closed Date	Community
1	8147 S. Muskegon	2	1	\$17,900	\$16,000	29	9/19/01	South Chicago
2	8135 S. Burnham	3	1.5	\$29,929	\$26,500	15	10/12/01	South Chicago
3	2769 E. 82nd Street	5	1.5	\$34,900	\$29,900	22	10/5/01	South Chicago
4	8339 S. Phillips	3	2	\$38,000	\$36,000	38	8/27/01	South Chicago
5	10440 S. Hoxie	5	2	\$37,000	\$37,000	15	8/24/01	South Deering
6	8119 S. Coles	4	2	\$20,000	\$43,000	5	9/17/01	South Chicago
7	8542 S. Burnham	3	2	\$49,900	\$45,000	14	8/22/01	South Chicago
8	10707 S. Mackinaw	2	1	\$48,000	\$46,939	5	10/12/01	East Side
9	10249 S. Ewing	3	1	\$40,000	\$48,001	6	8/22/01	East Side
10	2253 E. 102nd Street	3	1	\$54,900	\$50,000	110	9/17/01	South Deering
11	9922 S. Clyde	2	1	\$54,900	\$54,900	1	9/7/01	South Deering
12	7938 S. Merrill	3	1.5	\$55,000	\$55,500	27	9/4/01	South Chicago
13	8311 S. Oglesby	3	1	\$55,900	\$61,000	8	8/28/01	South Chicago
14	10308 S. Avenue N	3	1	\$69,000	\$62,000	19	9/10/01	East Side
15	9228 S. Saginaw	3	1	\$51,000	\$65,051	5	9/13/01	Calumet Heights
16	10528 S. Green Bay	3	1	\$83,500	\$75,000	36	8/28/01	East Side
17	9324 S. Phillips	3	1	\$79,900	\$78,000	57	9/20/01	Calumet Heights
18	8810 S. Merrill	2	2	\$82,500	\$78,000	1	10/12/01	Calumet Heights
19	10445 S. Avenue O	3	1	\$89,900	\$86,500	49	9/6/01	East Side
20	10133 S. Calhoun	3	1	\$84,900	\$87,022	6	8/28/01	South Deering
21	8649 S. Manistee	3	1	\$89,900	\$89,900	10	9/27/01	South Chicago
22	10201 S. Calhoun	3	1	\$89,900	\$94,900	1	9/5/01	South Deering
23	10509 S. Calhoun	3	1.5	\$93,900	\$96,659	1	10/15/01	South Deering
24	10506 S. Avenue O	2	1	\$96,900	\$96,900	21	9/4/01	East Side
25	10555 S. Avenue M	3	1	\$105,900	\$100,000	21	9/7/01	East Side
26	8618 S. Exchange	3	1.5	\$117,900	\$107,500	67	9/27/01	South Chicago
27	9951 S. Escanaba	4	1.5	\$114,000	\$109,000	86	8/30/01	South Deering
28	10404 S. Avenue M	4	2.5	\$119,900	\$118,000	83	9/10/01	East Side
29	8350 S. Kingston	5	2	\$125,000	\$120,000	20	10/8/01	South Chicago
30	10542 S. Green Bay	4	3	\$129,000	\$127,000	12	8/30/01	East Side
31	7946 S. Yates	4	2.5	\$128,000	\$128,000	1	10/1/01	South Chicago
32	9130 S. Chappel	3	1	\$133,000	\$133,000	21	8/28/01	Calumet Heights
33	8445 S. Kingston	5	1.5	\$129,900	\$135,303	60	9/21/01	South Chicago
34	9108 S. Crandon	3	1.5	\$139,900	\$139,900	69	9/10/01	Calumet Heights
35	7914 S. Marquette	5	2	\$134,500	\$145,000	55	9/10/01	South Chicago
	<b>Average</b>			<b>\$80,704</b>	<b>\$80,639</b>	<b>28</b>		

Source: American Marketing Services and Chicago Association of Realtors' Multiple Listing Service of Northern Illinois (MLSNI)

#### ***D. Type and Extent of Relocation Assistance***

In the event that the implementation of the Plan results in the removal of residential housing units in the Project Area occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that affordable replacement housing for the aforementioned households is located in or near the Project Area.

As used in the above paragraph, "low-income households," "very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3. As of the date of the Plan, these statutory terms have the following meaning:

- (i) "low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development ("HUD") for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) "very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD; and
- (iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

For the purposes of this study, the very low-income category has been divided into very, very low-income (those households with an income of 0% to 30% of area median income) and very low-income (those households with an income of 30% to 50% of area median income).

Using 2001 income limits for four-person households, as set by HUD for the purposes of Section 8 of the United States Housing Act of 1937,<sup>2</sup> the estimated number of moderate-income households in inhabited units within the Project Area is 161 (or 20.4%), the estimated number of low-income households in inhabited units of the Project Area is 146 (or 18.6%), the estimated number of very low-income households in inhabited units of the Project Area is 135 (or 17.2%), and the estimated number of very, very low-income households in the Project Area is 251 (31.8%). Using the method described herein, the estimate of total moderate-, low-, very low-,

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<sup>2</sup> The 2001 income limits for a family of four in the Chicago metropolitan region, as determined by HUD, are \$21,150 for very, very low-income eligibility, \$35,250 for very low-income eligibility, \$52,500 for low-income eligibility, and \$84,600 for moderate-income eligibility.

and very, very low-income households in the Project Area is 693 units, or 87.9% of all inhabited units.

As described above and shown below in Table 9: *Estimated Need for Affordable Housing Units in the Project Area*, the estimates of total moderate, low-, very low-, or very, very low-income-households within the Project Area represent 87.9% of the total inhabited units. Those households below the moderate-income level collectively represent 67.6% of the total inhabited units. The City will implement the "Commercial Avenue Tax Increment Financing Redevelopment Area Project and Plan" (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by very, very low-, very low-, low-, or moderate-income households.

**Table 9: Estimated Need for Affordable Housing Units in the Project Area**

<i>Income Category</i>	<i>Claritas 2001 Estimated %</i>	<i>Estimated Project Area Households</i>	<i>Four-Person HH Annual Income Range</i>
<b>Very, Very Low-Income (0% to 30% AMI)</b>	31.8%	251	\$0 - \$21,149
<b>Very Low-Income (30% to 50% AMI)</b>	17.2%	135	\$21,150 - \$35,249
<b>Low-Income (50% to 80% AMI)</b>	18.5%	146	\$35,250 - \$52,499
<b>Moderate Income (80% to 120% AMI)</b>	20.4%	161	\$52,500 - \$84,599
<b>Above Moderate-Income (120% AMI+)</b>	<u>12.1%</u>	<u>95</u>	\$84,600 - -----
<b>Total</b>	<b>100.0%</b>	<b>788</b>	

AMI = Area Median Income

Sources: HUD and American Marketing Services, Inc.

# **EXHIBIT VII:**

**92<sup>nd</sup>-Commercial Redevelopment Plan Property Acquisition Map and Property List by Address and Block and Parcel Number (December 9, 1997)**

# ACQUISITION MAP

REDEVELOPMENT PROJECT AREA  
92nd - COMMERCIAL

AMENDMENT NO. 1

## LEGEND

 PROJECT BOUNDARY

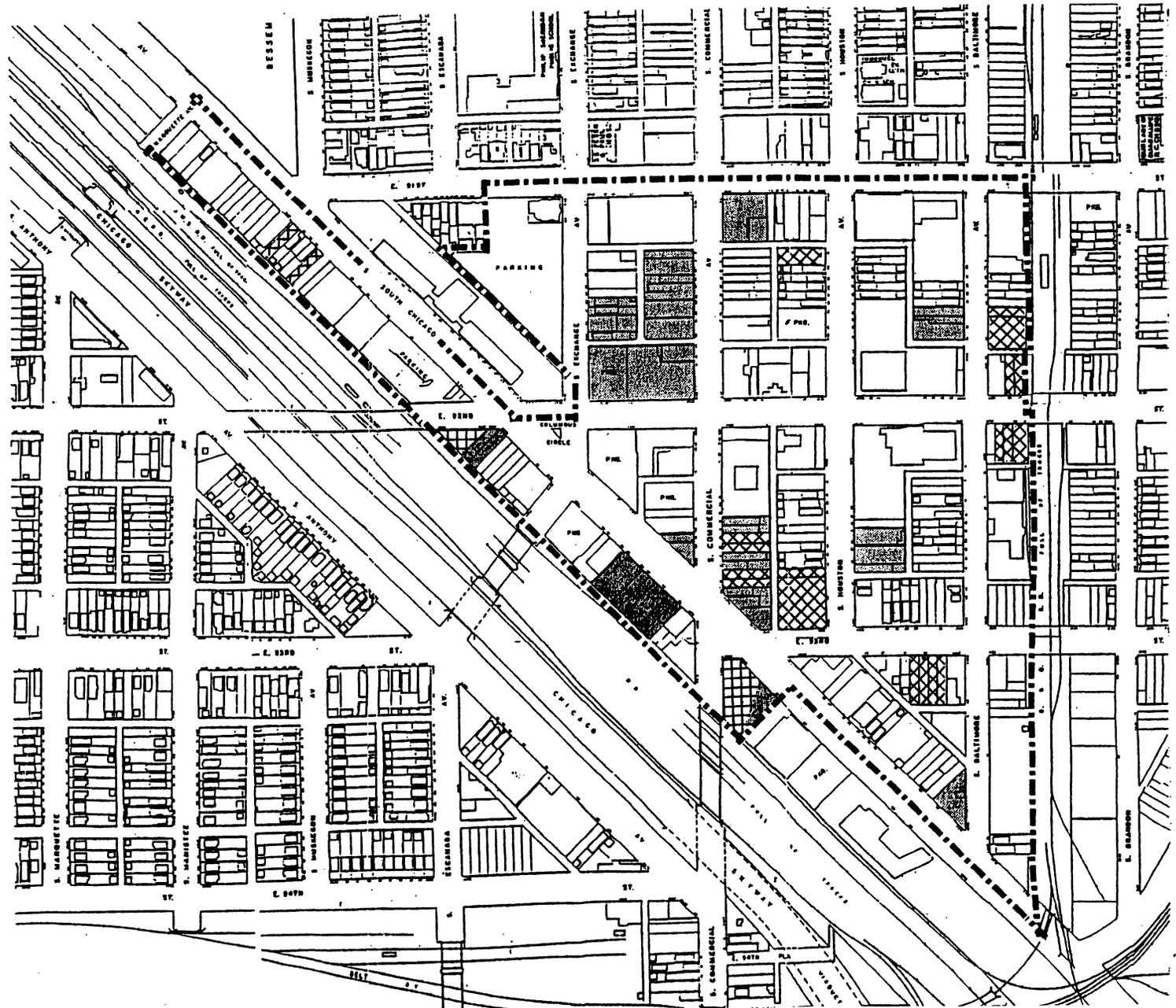
 VACANT PARCELS ELIGIBLE  
TO BE ACQUIRED

 IMPROVED PARCELS ELIGIBLE  
TO BE ACQUIRED



COMMUNITY DEVELOPMENT  
COMMISSION  
CITY OF CHICAGO  
December, 1997

NOTE: LOCAL STREETS AND ALLEYS



92<sup>nd</sup>-Commercial Redevelopment Plan Amendment No. 1 Acquisition Sites, December 9, 1997

<u>Address</u>	<u>P.L.N.</u>
9108 South Chicago Avenue	26-6-400-015
9118 South Chicago Avenue	26-6-400-019
2857 East 92nd Street	26-6-400-027
2865 East 92nd Street	26-6-400-028
2911 East 92nd Street	26-6-400-029
9200 South Chicago Avenue	26-6-400-030
9129 South Exchange Avenue	26-6-402-012
9131 South Exchange Avenue	26-6-402-013
9133 South Exchange Avenue	26-6-402-014
9137 South Exchange Avenue	26-6-402-015
9139 South Exchange Avenue	26-6-402-016
9116 South Commercial Avenue	26-6-402-017
9118-20 South Commercial Avenue	26-6-402-018
9124 South Commercial Avenue	26-6-402-019
9126 South Commercial Avenue	26-6-402-020
9128 South Commercial Avenue	26-6-402-021
9130-32 South Commercial Avenue	26-6-402-022
9136-40 South Commercial Avenue	26-6-402-023
2038 East 92nd Street	26-6-402-024
9144 South Commercial Avenue	26-6-402-025
9146 South Commercial Avenue	26-6-402-026
9148 South Commercial Avenue	26-6-402-027
3001 East 91st Street	26-6-403-001
3007 East 91st Street	26-6-403-002
3009 East 91st Street	26-6-403-003
3011 East 91st Street	26-6-403-004
9116 South Houston Avenue	26-6-403-019
9132-40 South Baltimore Avenue	26-6-404-032
3104 East 92nd Street	26-6-405-014
3108 East 92nd Street	26-6-405-015
9135 South Baltimore Avenue	26-6-405-010
9137-39 South Baltimore Avenue	26-6-405-011
9232 South Commercial Avenue	26-6-409-013
9234-38 South Commercial Avenue	26-6-409-014

92<sup>nd</sup>-Commercial Redevelopment Plan Amendment No. 1 Acquisition Sites, December 9, 1997

<u>Address</u>	<u>P.L.N.</u>
9229 South Commercial Avenue	26-6-410-006
9231 South Commercial Avenue	26-6-410-007
9233 South Commercial Avenue	26-6-410-008
9235 South Commercial Avenue	26-6-410-009
9237 South Commercial Avenue	26-6-410-010
9239 South Commercial Avenue	26-6-410-011
9241 South Commercial Avenue	26-6-410-012
9245 South Commercial Avenue	26-6-410-013
9247 South Commercial Avenue	26-6-410-014
9240-56 South Houston Avenue	26-6-410-032
9273 South Chicago Avenue	26-6-410-034
9277 South Chicago Avenue	26-6-410-035
9231 South Houston Avenue	26-6-411-013
9237-39 South Houston Avenue	26-6-411-014
9241 South Houston Avenue	26-6-411-015
3038 East 93rd Street	26-6-411-042
3056 East 93rd Street	26-6-411-033
3058 East 93rd Street	26-6-411-034
3060 East 93rd Street	26-6-411-035
3009-11 East 92nd Street	26-6-412-004
3003-7 East 92nd Street	26-6-412-031
9250-54 South Chicago Avenue	26-6-416-006
9256 South Chicago Avenue	26-6-416-007
9258 South Chicago Avenue	26-6-416-008
9260 South Chicago Avenue	26-6-416-009
9262 South Chicago Avenue	26-6-416-010
9266 South Chicago Avenue	26-6-416-011
9270 South Chicago Avenue	26-6-416-012
9301 South Commercial Avenue	26-6-417-001
9300 South Chicago Avenue	26-6-417-002
9316 South Chicago Avenue	26-6-417-003
3053 East 93rd Street	26-6-418-017
3055 East 93rd Street	26-6-418-018
3059 East 93rd Street	26-6-418-019
3061 East 93rd Street	26-6-418-020
9371 South Chicago Avenue	26-6-418-013
9350 South Baltimore Avenue	26-6-418-014

## **Commercial Avenue Redevelopment Project Area 2002 Annual Report**

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### **(2) AUDITED FINANCIALS - 65 ILCS 5/11-74.4-5(d)(2)**

During 2002, no financial activity or cumulative deposits over \$100,000 occurred in the Project Area. Therefore, no audited statements were prepared pertaining to the Special Tax Allocation Fund for the Project Area.

**Commercial Avenue Redevelopment Project Area  
2002 Annual Report**

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**(3) MAYOR'S CERTIFICATION - 65 ILCS 5/11-74.4-5(d)(3)**

Please see attached.

STATE OF ILLINOIS        )  
  )  
COUNTY OF COOK         )

CERTIFICATION

TO:

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: Carol Reckamp, Director of Local  
Government

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Room 1125  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602  
Attn: Jackie Harder

Kim Feeney, Comptroller  
Forest Preserve District of Cook County  
69 West Washington Street, Room 2060  
Chicago, Illinois 60602

Martin J. Koldyke, Chairman  
Chicago School Finance Authority  
135 South LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent & CEO  
Chicago Park District  
541 North Fairbanks Court, 7th Floor  
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
Chicago, Illinois 60603  
Attn: Linda Wrightsell

Mary West, Director of Finance  
Metropolitan Water Reclamation District of  
Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611  
Attn: Joe Rose

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. K. Lime

I, RICHARD M. DALEY, in connection with the annual report (the "Report") of information required by Section 11-74.4-5(d) of the Tax Increment Allocation Redevelopment Act, 65 ILCS5/11-74.4-1 et seq., (the "Act") with regard to the Commercial Avenue Redevelopment Project Area (the "Redevelopment Project Area"), do hereby certify as follows:

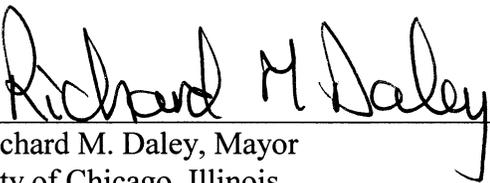
1. I am the duly qualified and acting Mayor of the City of Chicago, Illinois (the "City") and, as such, I am the City's Chief Executive Officer. This Certification is being given by me in such capacity.

2. During the preceding fiscal year of the City, being January 1 through December 31, 2002, the City complied, in all material respects, with the requirements of the Act, as applicable from time to time, regarding the Redevelopment Project Area.

3. In giving this Certification, I have relied on the opinion of the Corporation Counsel of the City furnished in connection with the Report.

4. This Certification may be relied upon only by the addressees hereof.

IN WITNESS WHEREOF, I have hereunto affixed my official signature as of this 30th day of June, 2003.

  
Richard M. Daley, Mayor  
City of Chicago, Illinois

**Commercial Avenue Redevelopment Project Area  
2002 Annual Report**

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**(4) OPINION OF LEGAL COUNSEL - 65 ILCS 5/11-74.4-5(d)(4)**

Please see attached.



City of Chicago  
Richard M. Daley, Mayor

Department of Law

Mara S. Georges  
Corporation Counsel

City Hall, Room 600  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-6900  
(312) 744-8538 (FAX)  
(312) 744-2963 (TTY)

<http://www.ci.chi.il.us>

June 30, 2003

Daniel W. Hynes  
Comptroller of the State of Illinois  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, Illinois 60601  
Attention: Carol Reckamp, Director of Local  
Government

Dolores Javier, Treasurer  
City Colleges of Chicago  
226 West Jackson Boulevard, Room 1125  
Chicago, Illinois 60606

Gwendolyn Clemons, Director  
Cook County Department of Planning &  
Development  
69 West Washington Street, Room 2900  
Chicago, Illinois 60602  
Attn: Jackie Harder

Kim Feeney, Comptroller  
Forest Preserve District of Cook County  
69 West Washington Street, Room 2060  
Chicago, Illinois 60602

Martin J. Koldyke, Chairman  
Chicago School Finance Authority  
135 South LaSalle Street, Suite 3800  
Chicago, Illinois 60603

David Doig, General Superintendent &  
CEO  
Chicago Park District  
541 North Fairbanks Court, 7th Floor  
Chicago, Illinois 60611

Arne Duncan, Chief Executive Officer  
Chicago Board of Education  
125 South Clark Street, 5th Floor  
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Metropolitan Water Reclamation District  
of Greater Chicago  
100 East Erie Street, Room 2429  
Chicago, Illinois 60611  
Attn: Joe Rose

Lawrence Gulotta, Treasurer  
South Cook County Mosquito Abatement  
District  
155th & Dixie Highway  
P.O. Box 1030  
Harvey, Illinois 60426  
Attn: Dr. K. Lime

Re: Commercial Avenue  
Redevelopment Project Area (the "Redevelopment Project  
Area")

Dear Addressees:

I am Corporation Counsel of the City of Chicago, Illinois (the "City"). In such capacity, I am providing the opinion required by Section 11-74.4-5(d)(4) of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), in connection with the submission of the report (the "Report") in accordance with, and containing the information required by, Section 11-74.4-5(d) of the Act for the Redevelopment Project Area.



Attorneys, past and present, in the Law Department of the City familiar with the requirements of the Act have had general involvement in the proceedings affecting the Redevelopment Project Area, including the preparation of ordinances adopted by the City Council of the City with respect to the following matters: approval of the redevelopment plan and project for the Redevelopment Project Area, designation of the Redevelopment Project Area as a redevelopment project area and adoption of tax increment allocation financing for the Redevelopment Project Area, all in accordance with the then applicable provisions of the Act. Various departments of the City, including, if applicable, the Law Department, Department of Planning and Development, Department of Housing, Department of Finance and Office of Budget and Management, have personnel responsible for and familiar with the activities in the Redevelopment Project Area affecting such Department(s) and with the requirements of the Act in connection therewith. Such personnel are encouraged to seek and obtain, and do seek and obtain, the legal guidance of the Law Department with respect to issues that may arise from time to time regarding the requirements of, and compliance with, the Act.

In my capacity as Corporation Counsel, I have relied on the general knowledge and actions of the appropriately designated and trained staff of the Law Department and other applicable City Departments involved with the activities affecting the Redevelopment Project Area. In addition, I have caused to be examined or reviewed by members of the Law Department of the City the certified audit report, to the extent required to be obtained by Section 11-74.4-5(d)(9) of the Act and submitted as part of the Report, which is required to review compliance with the Act in certain respects, to determine if such audit report contains information that might affect my opinion. I have also caused to be examined or reviewed such other documents and records as were deemed necessary to enable me to render this opinion. Nothing has come to my attention that would result in my need to qualify the opinion hereinafter expressed, subject to the limitations hereinafter set forth, unless and except to the extent set forth in an Exception Schedule attached hereto as Schedule 1.

Based on the foregoing, I am of the opinion that, in all material respects, the City is in compliance with the provisions and requirements of the Act in effect and then applicable at the time actions were taken from time to time with respect to the Redevelopment Project Area.

This opinion is given in an official capacity and not personally and no personal liability shall derive herefrom. Furthermore, the only opinion that is expressed is the opinion specifically set forth herein, and no opinion is implied or should be inferred as to any other matter. Further, this opinion may be relied upon only by the addressees hereof and the Mayor of the City in providing his required certification in connection with the Report, and not by any other party.

Very truly yours,



Mara S. Georges  
Corporation Counsel

**SCHEDULE 1**

(Exception Schedule)

No Exceptions

Note the following Exceptions:

**Commercial Avenue Redevelopment Project Area  
2002 Annual Report**

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**(5) ANALYSIS OF SPECIAL TAX ALLOCATION FUND - 65 ILCS 5/11-74.4-5(d)(5)**

During 2002, there was no financial activity in the Special Tax Allocation Fund.

**Commercial Avenue Redevelopment Project Area  
2002 Annual Report**

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**(6) DESCRIPTION OF PROPERTY - 65 ILCS 5/11-74.4-5(d)(6)**

TABLE 6

DESCRIPTION OF PROPERTY PURCHASED BY THE CITY WITHIN THE REDEVELOPMENT PROJECT AREA

STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
8767 S. SOUTH CHICAGO <sup>1</sup>	N/A	N/A	N/A
8777 S. SOUTH CHICAGO <sup>1</sup>	N/A	N/A	N/A
8783 S. SOUTH CHICAGO <sup>1</sup>	N/A	N/A	N/A
2718 E. 83 ST <sup>1</sup>	N/A	N/A	N/A
2810 E. 83 ST <sup>1</sup>	N/A	N/A	N/A
2812 E. 83 ST <sup>1</sup>	N/A	N/A	N/A
8934 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
10110 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
10120 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
8827 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
3056 E. 93 ST <sup>1</sup>	N/A	N/A	N/A
3058 E. 93 ST <sup>1</sup>	N/A	N/A	N/A
10029 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
10033 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
10035 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
10037 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
10108 S. EXCHANGE <sup>1</sup>	N/A	N/A	N/A
10110 S. EXCHANGE <sup>1</sup>	N/A	N/A	N/A
10114 S. EXCHANGE <sup>1</sup>	N/A	N/A	N/A
10106 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
10106 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A

## Commercial Avenue Redevelopment Project Area 2002 Annual Report

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STREET ADDRESS	APPROXIMATE SIZE OR DESCRIPTION OF PROPERTY	PURCHASE PRICE	SELLER OF PROPERTY
10112 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A
8833 S. COMMERCIAL <sup>1</sup>	N/A	N/A	N/A

<sup>1</sup> This property was acquired through the Tax Reactivation Program (“TRP”), under which the City instructs the County of Cook to make a no cash bid on certain tax-delinquent parcels. The City then pursues the acquisition in a court proceeding and receives a tax deed from the County after a court order is issued. The City pays court costs and certain incidental expenses for each parcel, which average between \$2,000 and \$2,500. The size and description of each parcel is not available.

## **Commercial Avenue Redevelopment Project Area 2002 Annual Report**

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### **(7) STATEMENT OF ACTIVITIES - 65 ILCS 5/11-74.4-5(d)(7)**

- (A)** Projects implemented in the preceding fiscal year.
- (B)** A description of the redevelopment activities undertaken.
- (C)** Agreements entered into by the City with regard to disposition or redevelopment of any property within the Project Area.
- (D)** Additional information on the use of all Funds received by the Project Area and steps taken by the City to achieve the objectives of the Redevelopment Plan.
- (E)** Information on contracts that the City's consultants have entered into with parties that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.
- (F)** Joint Review Board reports submitted to the City.
- (G)** Project-by-project review of public and private investment undertaken from 11/1/99 to 12/31/02, and of such investments expected to be undertaken in Year 2003; also, a project-by-project ratio of private investment to public investment from 11/1/99 to 12/31/02, and an estimated ratio of such investments as of the completion of each project and as estimated to the completion of the redevelopment project.

SEE TABLES AND/OR DISCUSSIONS ON FOLLOWING PAGES.

## **Commercial Avenue Redevelopment Project Area 2002 Annual Report**

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### **(7)(A) - 65 ILCS 5/11-74.4-5(d)(7)(A)**

During 2002, no projects were implemented.

### **(7)(B) - 65 ILCS 5/11-74.4-5(d)(7)(B)**

Redevelopment activities undertaken within this Project Area during the year 2002, if any, have been made pursuant to i) the Redevelopment Plan for the Project Area, and ii) any Redevelopment Agreements affecting the Project Area, and are set forth on Table 5 herein by TIF-eligible expenditure category.

### **(7)(C) - 65 ILCS 5/11-74.4-5(d)(7)(C)**

During 2002, no agreements were entered into with regard to the disposition or redevelopment of any property within the Project Area.

## **Commercial Avenue Redevelopment Project Area 2002 Annual Report**

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**(7)(D) - 65 ILCS 5/11-74.4-5(d)(7)(D)**

The Project Area has not yet received any increment.

**(7)(E) - 65 ILCS 5/11-74.4-5(d)(7)(E)**

During 2002, no contracts were entered into by the City's tax increment advisors or consultants with entities or persons that have received, or are receiving, payments financed by tax increment revenues produced by the Project Area.

## **Commercial Avenue Redevelopment Project Area 2002 Annual Report**

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**(7)(F) - 65 ILCS 5/11-74.4-5(d)(7)(F)**

Joint Review Board Reports were submitted to the City. See attached.

**(7)(G) - 65 ILCS 5/11-74.4-5(d)(7)(G)**

Since November 1, 1999, no public investment was undertaken in the Project Area. As of December 31, 2002, no public investment is estimated to be undertaken for 2003.

CITY OF CHICAGO  
JOINT REVIEW BOARD

Report of proceedings of hearings  
before the City of Chicago, Joint Review  
Board held on August 2, 2002, at 10:10 a.m.  
City Hall, Room 1003A, Conference Room,  
Chicago, Illinois, and presided over by  
Mr. Mark Thomas.

PRESENT:

MR. MARK THOMAS, CHAIRMAN  
MR. LUIS MARTINEZ  
MS. KAY KOSMAL  
MS. CYNTHIA EVANGELISTI  
MS. SUSAN MAREK

REPORTED BY: Accurate Reporting Service  
200 N. LaSalle Street  
Chicago, Illinois  
By: Jack Artstein, C.S.R.

1 MR. THOMAS: For the record, my name  
 2 is Mark Thomas. I am a representative of the  
 3 Chicago Park District which, under Section  
 4 11-74.4-5 of the Tax Increment Allocation  
 5 Redevelopment Act, is one of the statutorily  
 6 designated members of the Joint Review  
 7 Board. Until election of a Chairperson, I  
 8 will moderate the Joint Review Board  
 9 meetings.

10 For the record, there will be  
 11 four meetings of the Joint Review Board. One  
 12 to review the proposed Madden/Wells Tax  
 13 Increment Financing District. One to review  
 14 the proposed Commercial Avenue Tax Increment  
 15 Financing District. One to review the  
 16 proposed 87th/Cottage Grove Tax Increment  
 17 Financing District. And one to review the  
 18 proposed 119th/I-57 Tax Increment Financing  
 19 District.

20 The first meeting will be for  
 21 Madden/Wells. The date of the Madden/Wells  
 22 meeting was announced at and set by the  
 23 Community Development Commission of the City  
 24 of Chicago at its meeting of July 9th, 2002.

1                   Notice of the Madden/Wells  
2           meeting of the Joint Review Board was also  
3           provided by certified mail to each taxing  
4           district represented on the board which  
5           includes the Chicago Board of Education, the  
6           Chicago Community Colleges, District 508,  
7           the Chicago Park District, Cook County, and  
8           the City of Chicago and the public member.  
9           Public notice of this meeting was also posted  
10          as of Wednesday, July 31st, 2002 in various  
11          locations throughout City Hall.

12                   When a proposed redevelopment  
13          plan will result in displacement of  
14          residents from ten or more inhabited  
15          residential units or include 75 or more  
16          inhabited residential units, the TIF Act  
17          requires that the public member of the Joint  
18          Review Board must reside in the proposed  
19          redevelopment project area.

20                   In addition, if a municipality's  
21          Housing Impact Study determines that the  
22          majority of residential units in the  
23          proposed redevelopment project area are  
24          occupied by very low, low or moderate income

1 households as defined in Section 3 of the  
2 Illinois Affordable Housing Act, the public  
3 member must be a person who resides in very  
4 low, low or moderate income housing with the  
5 proposed redevelopment project area.

6 With us is Eunice Grossman?

7 Okay, I'm sorry. And what's your name, sir?

8 MR. SQUARE: Leroy Square.

9 MR. THOMAS: Square as in not circle,  
10 right?

11 MR. SQUARE: Right.

12 MR. THOMAS: And are you familiar  
13 with the boundaries of the proposed  
14 Madden/Wells Tax Increment Financing  
15 redevelopment project area?

16 MR. SQUARE: Yes, I am.

17 MR. THOMAS: And what's the address  
18 of your primary residence?

19 MR. SQUARE: 3817 South Vincennes.

20 MR. THOMAS: And is such address  
21 within the boundaries of the proposed  
22 Madden/Wells Tax Increment Financing  
23 redevelopment project area?

24 MR. SQUARE: Yes.

1 MR. THOMAS: Have you provided  
2 representatives of the City of Chicago's  
3 Department of Planning and Development with  
4 accurate information concerning your income  
5 and the income of any other members of the  
6 household residing at such address?

7 MR. SQUARE: Yes.

8 MR. THOMAS: And based on the  
9 information provided to you by the  
10 Department of Planning and Development  
11 regarding applicable income level for very  
12 low, low and moderate income household, do  
13 you qualify as a member of a very low, low or  
14 moderate income household?

15 MR. SQUARE: Yes.

16 MR. THOMAS: Mr. Square, are you  
17 willing to serve as the public member for the  
18 Joint Review Board for the Madden/Wells Tax  
19 Increment Financing redevelopment project  
20 area?

21 MR. SQUARE: Yes.

22 MR. THOMAS: I'll entertain a  
23 motion -- sorry. Leroy Square will be  
24 selected as the public member.

1                   Is there a motion?

2                   PARTICIPANT:    So moved.

3                   MR. THOMAS:    Is there a second?

4                   MS. KOSMAL:    Second.

5                   MR. THOMAS:    All in favor, please  
6                   vote by saying aye.

7                                (Chorus of ayes.)

8                   MR. THOMAS:    And all opposed, please  
9                   vote by saying no.

10                               (No audible response.)

11                   MR. THOMAS:    Let the record reflect  
12                   that Leroy Square has been selected as the  
13                   public member for the Madden/Wells Tax  
14                   Increment Financing redevelopment project  
15                   area.

16                               Next order of business is to  
17                   select a Chairperson for this Joint Review  
18                   Board.

19                               Are there any nominations?

20                   PARTICIPANT:    I will nominate Mark  
21                   Thomas.

22                   MR. THOMAS:    Is there a second for  
23                   the nomination?

24                   MS. KOSMAL:    I'll second.

1 MR. THOMAS: Are there any other  
2 nominations?

3 (No audible response.)

4 MR. THOMAS: Let the record reflect  
5 that there were no other nominations.

6 All in favor of the nomination,  
7 please vote by saying aye.

8 (Chorus of ayes.)

9 MR. THOMAS: All opposed, please vote  
10 by saying no.

11 (No audible response.)

12 MR. THOMAS: Let the record reflect  
13 that Mark Thomas has been elected as  
14 Chairperson and will now serve as the  
15 Chairperson for the remainder of the  
16 meeting.

17 As I mentioned, at this meeting  
18 we'll be reviewing a plan for the  
19 Madden/Wells TIF District proposed by the  
20 City of Chicago. Staff of the City's  
21 Planning and Development Department along  
22 with other departments have reviewed this  
23 plan which was introduced to the City's  
24 Community Development Commission on

1 July 9th, 2002.

2 We will listen to a presentation  
3 by the consultant on the plan. Following the  
4 presentation, you can address any questions  
5 that the members might have for the  
6 consultant or City staff.

7 The recent amendment to the TIF  
8 Act requires us to base our recommendation to  
9 approve or disapprove the Madden/Wells plan  
10 and the designation of the Madden/Wells TIF  
11 area on the basis of the area in the plan  
12 satisfying the plan requirements, the  
13 eligibility criteria defined in the TIF Act  
14 and objectives of the TIF Act.

15 If the Board approves the plan  
16 and the designation of the area, the Board  
17 will then issue an advisory, nonbinding  
18 recommendation by the vote of the majority of  
19 those members present and voting. Such  
20 recommendation shall be submitted to the  
21 City within 30 days after the Board meeting.  
22 Failure to submit such a recommendation  
23 shall be deemed to constitute approval by the  
24 Board.

1           If the Board disapproves the plan  
2           and the designation of the area, the Board  
3           must issue a written report describing why  
4           the plan and area fail to meet one or more of  
5           the objectives of the TIF Act and both the  
6           plan requirements and the eligibility  
7           criteria of the TIF Act. The City will then  
8           have 30 days to resubmit a revised plan.

9           The Board and the City must also  
10          confer during this time to try to resolve the  
11          issues that led to the Board's disapproval.  
12          If such issues cannot be resolved or if the  
13          revised plan is disapproved, the City may  
14          proceed with the plan; but the plan can be  
15          approved only with a three-fifths vote of the  
16          City Council, excluding positions of members  
17          that are vacant and those members that are  
18          ineligible to vote because of conflicts of  
19          interest.

20          And now we'll have a presentation  
21          by our consultant Trkla, Pettigrew, Allen  
22          and Payne.

23                 MR. PETTIGREW: Good morning. My  
24          name is Jack Pettigrew. I am one of the

1 principals of Trkla, Pettigrew, Allen and  
2 Payne. We're the consulting firm that worked  
3 with the City in preparation of studies and  
4 plans leading to the Madden/Wells proposed  
5 redevelopment project area.

6 With me today are three of my  
7 associates: Lisa Lyon, Ann Maroni and Krista  
8 Kayle. They do the good work that I like to  
9 take credit for. So I get to make the  
10 presentation, but you should know that  
11 they're here to answer questions as well.

12 Just in the way of overall  
13 context, because we frequently make our  
14 presentations focus just on the  
15 redevelopment project area being considered,  
16 I pulled together some basic information.  
17 This is probably more important to me because  
18 I am a life-long resident of the City and  
19 I've experienced some of the disinvestment  
20 that has taken place in many of our  
21 neighborhoods. And I'm still around and I'm  
22 now seeing some of the good investment that's  
23 occurring.

24 Within this general area, we have

1 Oakwood and Pershing on the south. The west  
2 right-of-way line of the Metra IC railroad on  
3 the east and Vincennes on the west. This is  
4 an area of approximately 97.6 acres. It  
5 includes both improved property, property  
6 with buildings and other improvements, as  
7 well as vacant property. The overall area as  
8 delineated here, the areas that are shown as  
9 shaded are the vacant land areas.

10 So under the TIF statute, within  
11 an improved area there must be a  
12 demonstration that five or more of some 13  
13 factors set forth in the statute are present  
14 to a meaningful extent and reasonably  
15 distributed throughout the area. And for  
16 vacant land areas, in one of two criteria  
17 must be demonstrated to be met for those  
18 areas to qualify. But a redevelopment  
19 project area can include both improved and  
20 vacant areas as well as conservation areas,  
21 if that be appropriate.

22 So within the improved area, of  
23 the 13 factor, we conducted the typical  
24 series of studies and analyses. We looked at

1 the, we have several TIFs: 41st and King  
2 Drive, 43rd and Cottage Grove, the lakefront  
3 and Drexel TIFs that have been through the  
4 process, plus the proposed Madden/Wells.  
5 This is an area, as most of you know, has  
6 experienced major disinvestment and an out  
7 migration of families for a period of over 40  
8 years.

9 The TIF projects that I've  
10 identified are going to result with the  
11 completion of development being proposed in  
12 a range of somewhere between 2100 and 2300  
13 new dwelling units. So when we total up the  
14 new residential development within all of  
15 these sub areas that are, you know, actively  
16 in process, it will be a major step toward  
17 the re-establishment of neighborhood in this  
18 area. And I'll give you the advance numbers  
19 on Madden/Wells will be including two phases  
20 of development, somewhere between 1100 and  
21 1300 new dwelling units.

22 As represented by the graphics,  
23 you're all familiar with the boundaries, but  
24 essentially 37th Street on the north.

1 every building from the exterior. Looked at  
2 its condition. Looked at condition of site  
3 improvements. We researched assessed value  
4 history. We reviewed previously prepared  
5 plans and studies. Within that improved  
6 area, nine factors are present. The minimum  
7 requirement is that five factors be present.  
8 Five nonfactors are documented as present to  
9 a meaningful extent and reasonably  
10 distributed throughout the area.

11 And within the vacant areas, the  
12 key criteria is that two or more of the  
13 following factors be present. That includes  
14 obsolete platting, diversity of ownership,  
15 tax delinquencies, deterioration of --  
16 deteriorated conditions in neighboring  
17 areas, the need for environmental cleanup  
18 and declining or lagging assessed value. All  
19 of these areas more than meet that minimum  
20 threshold of two or more criteria being  
21 present.

22 So the five vacant areas qualify  
23 as blighted areas as defined by the statute.  
24 The improved area qualifies as a blighted

1 area as defined by the statute.

2 Anyone have any questions on --  
3 there are other indications of, in addition  
4 to basic eligibility, that represent some of  
5 the disinvestment. 81 percent of the  
6 buildings are deteriorating. 57 vacant  
7 parcels exist. 16 percent of the properties  
8 are tax delinquent in 1999.

9 Over the three-year period 1999  
10 to 2002, the building, the City's Building  
11 Department issued 74 building code  
12 violations to 74 different properties.  
13 One-half of the buildings, over one-half of  
14 the properties, of buildings in the project  
15 area were vacant. That's 65.6 percent.

16 In both the vacant and improved  
17 areas, the growth rate of the equalized  
18 assessed value has lagged behind the  
19 remainder of the City in three of the last  
20 five calendar years. So there's a lack of  
21 private investment on a scale of, to cause a  
22 difference within this area.

23 As I indicated, the plan calls  
24 for residential redevelopment with areas for

1 park and open space and also institutional  
2 uses. Institutional uses being schools and  
3 churches, other uses that would be  
4 appropriate to serve a residential  
5 neighborhood area.

6 The most recent estimates are  
7 that this area, in two phases, would  
8 accommodate 1,084 new dwelling units. But  
9 the development program for the area is not  
10 yet finalized. The first phase is much  
11 closer to being specific. The second phase  
12 could add still additional dwelling units.

13 Assuming that this development  
14 all takes place in a reasonably consistent  
15 time schedule, this area will generate an  
16 estimate of between 35 million and \$48  
17 million in incremental revenue. Now today,  
18 because there is so much public ownership tax  
19 exempt property, the base is very low. So  
20 all of that new development or substantially  
21 all of that new development represents  
22 incremental growth. So the new real estate  
23 tax revenue, that would not otherwise be  
24 available.

1                   And the overall development  
2                   program, through the 23-year life of the TIF,  
3                   could generate as much as 48 million; but  
4                   conservatively, \$35 million in incremental  
5                   revenue. That would be available to support  
6                   activities and improvement within just the  
7                   Madden/Wells area.

8                   The estimated budget in the  
9                   redevelopment plan is set at the lower end of  
10                  the estimated range of incremental revenue.  
11                  That's \$35 million. That includes, and these  
12                  are budgetary allowances for line items,  
13                  recognizing that actual numbers may shift  
14                  from line item to line item.

15                  Analysis, administration studies  
16                  and surveys, one million. Property  
17                  assembly, that's land acquisition including  
18                  site preparation, demolition and  
19                  environmental remediation -- and there are  
20                  problems of environmental pollution that  
21                  will have to be addressed as part of the  
22                  overall program. That's \$18 million.

23                  Rehabilitation of existing  
24                  buildings as well as provision for

1 affordable housing construction, that's five  
2 million. Public works and improvements,  
3 five million. Relocation costs, 1.5  
4 million. Job training and retraining, 1.25  
5 million. Day care services, 1.25 million.  
6 And provision for intrasubsidy to private  
7 developers of \$2 million.

8 The base EAV which is for the  
9 year 2000, for this area as a whole, which is  
10 the total of all of the properties that are  
11 assessed and then equalized is \$1,630,063.  
12 We estimate that with the full development  
13 program and all of those assessment  
14 procedures being consistent with the way  
15 they have been practiced over recent years,  
16 that the equalized assessed value will range  
17 between 36.8 and \$40 million by the year  
18 2025.

19 So the incremental revenue, on a  
20 per year basis, we're estimating that that  
21 would range from approximately \$183,000 in  
22 year three of the implementation. Year three  
23 of the 23-year program. And it would grow to  
24 approximately \$2.8 million by the year 23.

1           This is an area where there are a  
2           significant number of occupied housing  
3           units. So a housing impact study was  
4           prepared. But any displacement, at least as  
5           of this plan, is the displacement that will  
6           take place as a result of the C.H.A.  
7           redeveloping and stimulating the  
8           redevelopment of their properties. So there  
9           are 310 inhabited residential units.

10           There are other units along the  
11           eastern edge which would be Lake Park Avenue  
12           and Ellis that are in private ownership.  
13           It's possible that some of those units, as  
14           part of an implementation program, might  
15           also cause some displacement. There are no  
16           specific proposals at this time for any of  
17           that type activity.

18           That's the overall presentation  
19           on Madden/Wells. If any of you have any  
20           questions, we can refer them to all those  
21           that have the answers.

22           MS. MAREK: Can you talk a little bit  
23           about what the proposed housing is going to  
24           be? Is it going to be single-family homes

1 or --

2 MR. PETTIGREW: Yeah, good question.  
3 I think I have the summary that -- the most  
4 recent, it would be for sale units, 346.  
5 That would include --

6 MS. MAREK: Single-family homes or --

7 MR. PETTIGREW: For sale. Could be  
8 single-family or condominium. 122  
9 affordable units. 204 market rate units.  
10 And there are 20 public housing units in the  
11 for sale category.

12 And rental, 357, well, a total of  
13 736 rental units. 357 public housing. 214  
14 affordable. 167 market rate. Did I do that  
15 correctly?

16 MS. WAYLAND: Yes, for Phase I and  
17 Phase II. But for that -- I'm sorry, I'm  
18 Anne Wayland, the Project Manager for the  
19 Madden/Wells project.

20 But Phase I, I believe your  
21 question was --. Only for Phase I has that  
22 been kind of determined and these townhomes  
23 fit in the two blocks.

24 MR. THOMAS: In terms of current use,

1 parks and open spaces, the land use plan,  
2 that's current, right?

3 MR. PETTIGREW: Yes. That's where  
4 the major improvements have taken place  
5 along Pershing as an access route to Lake  
6 Shore Drive.

7 MR. THOMAS: Is that Oakland Park?

8 MS. WAYLAND: Mandering Park --

9 MS. KOSMAL: What's going on with the  
10 C.H.A. houses that are there? Ida B. Wells  
11 and there's another one, right?

12 MS. WAYLAND: Right. There's Daro,  
13 former Daro which is now down. And Madden  
14 which is -- and Wells which has the five  
15 phases of the entire master plan gets  
16 underway so the residents can be relocated.  
17 And then part of the C.H.A. relocation plan,  
18 they have rights to not be into the  
19 redevelopment.

20 MR. THOMAS: Are there further  
21 questions from the Joint Review Board? If  
22 there's no further questions, I'll entertain  
23 a motion that this Joint Review Board finds  
24 that the proposed redevelopment plan,

1 Madden/Wells Tax Increment Financing  
2 redevelopment project area, satisfies the  
3 redevelopment plan requirements under the  
4 TIF Act, the eligibility criteria defined in  
5 Section 11-74.4-3 of the TIF Act, any  
6 objectives of the TIF Act, and that based on  
7 such findings, approve such proposed plan  
8 and the designation of such area as a  
9 redevelopment project area under the TIF  
10 Act.

11 Is there a motion?

12 MR. MARTINEZ: Motion that we accept  
13 the plan.

14 MR. THOMAS: Is there a second to the  
15 motion?

16 MS. KOSMAL: Second.

17 MR. THOMAS: Is there any further  
18 discussion? If not, all in favor please vote  
19 by saying aye.

20 (Chorus of ayes.)

21 MR. THOMAS: All opposed, please vote  
22 by saying no.

23 (No audible response.)

24 MR. THOMAS: Let the record reflect

1 the Joint Review Board's approval of the  
2 proposed Madden/Wells redevelopment plan,  
3 the designation of the Madden/Wells Tax  
4 Increment Financing redevelopment project  
5 area as a redevelopment project area under  
6 the TIF Act.

7 Is there a motion to adjourn the  
8 Madden/Wells Joint Review Board meeting?

9 MR. MARTINEZ: Make a motion.

10 MR. THOMAS: Is there a second?

11 PARTICIPANTS: Second.

12 MR. THOMAS: All in favor please vote  
13 by saying aye.

14 (Chorus of ayes.)

15 MR. THOMAS: Any opposed, please vote  
16 by saying no.

17 (No audible response.)

18 MR. THOMAS: Let the record reflect  
19 that this Joint Review Board meeting for the  
20 Madden/Wells TIF Act is adjourned.

21 We'll now begin the Commercial  
22 Avenue Joint Review Board meeting. For the  
23 record, my name is Mark Thomas. Maybe I'll  
24 just wait.

1                   For the record, my name is Mark  
2                   Thomas. I'm a representative of the Chicago  
3                   Park District which, under Section 11-74.4-5  
4                   of the Tax Increment Allocation  
5                   Redevelopment Act, is one of the statutorily  
6                   designated members of the Joint Review  
7                   Board. Until election of a Chairperson, I'll  
8                   moderate this Joint Review Board meeting.

9                   This will be a meeting to review  
10                  the proposed Commercial Avenue Tax Increment  
11                  Financing district. The date of this meeting  
12                  was announced at and set by the Community  
13                  Development Commission of the City of  
14                  Chicago at its meeting of July 9th, 2002.

15                 Notice of this meeting of the  
16                 Joint Review Board was also provided by  
17                 certified mail to each taxing district  
18                 represented on the board which includes the  
19                 Chicago Board of Education, the Chicago  
20                 Community Colleges, District 508, the  
21                 Chicago Park District, Cook County, and the  
22                 City of Chicago and the public member.  
23                 Public notice of this meeting was also posted  
24                 as of Wednesday, July 31st, 2002 in various

1 locations throughout City Hall.

2 When a proposed redevelopment  
3 plan will result in the displacement of  
4 residents from ten or more inhabited  
5 residential units or would include 75 or more  
6 inhabited residential units, the TIF Act  
7 requires that the public member of the Joint  
8 Review Board must reside in the proposed  
9 redevelopment project area.

10 In addition, if a municipality's  
11 Housing Impact Study determines that the  
12 majority of residential units in the  
13 proposed redevelopment project area are  
14 occupied by very low, low or moderate income  
15 households as defined in Section 3 of the  
16 Illinois Affordable Housing Act, the public  
17 member must be a person who resides in very  
18 low, low or moderate income housing within  
19 the proposed redevelopment project area.

20 Also with us today is Naomi  
21 Perez. Are you familiar with the boundaries  
22 of the proposed Commercial Avenue Tax  
23 Increment Financing redevelopment project  
24 area?

1 MS. PEREZ: Yes, I am.

2 MR. THOMAS: And what is the address  
3 of your primary residence?

4 MS. PEREZ: 9238 South Eastern.

5 MR. THOMAS: And is such address  
6 within the boundaries of the proposed  
7 Commercial Avenue TIF Increment Financing  
8 redevelopment project?

9 MS. PEREZ: Yes, it is.

10 MR. THOMAS: Have you provided  
11 representatives of the City of Chicago's  
12 Department of Planning and Development with  
13 accurate information concerning your income  
14 and the income of any other members of the  
15 household residing at such address?

16 MS. PEREZ: Yes, I have.

17 MR. THOMAS: And based on the  
18 information provided to you by the  
19 Department of Planning and Development  
20 regarding applicable income level for very  
21 low, low and moderate income household, do  
22 you qualify as a member of a very low, low or  
23 moderate income household?

24 MS. PEREZ: Yes, I do.

1 MR. THOMAS: Miss Perez, are you  
2 willing to serve as the public member for the  
3 Joint Review Board for the Commercial Avenue  
4 Tax Increment Financing redevelopment  
5 project area?

6 MS. PEREZ: Yes.

7 MR. THOMAS: Thank you. I'll  
8 entertain a motion that Naomi Perez be  
9 selected as the public member.

10 Is there a motion?

11 PARTICIPANT: So moved.

12 MR. THOMAS: Is there a second?

13 PARTICIPANT: Second.

14 MR. THOMAS: All in favor, please  
15 vote by saying aye.

16 (Chorus of ayes.)

17 MR. THOMAS: All opposed, no.

18 (No audible response.)

19 MR. THOMAS: Let the record reflect  
20 that Naomi Perez has been selected as the  
21 public member for the Commercial Avenue Tax  
22 Increment Finance redevelopment project  
23 area.

24 Next order of business is to

1 select a Chairperson for this Joint Review  
2 Board. Are there any nominations?

3 PARTICIPANT: I'll nominate Mark  
4 Thomas.

5 MR. THOMAS: Is there a second for  
6 the nomination?

7 MS. KOSMAL: Second.

8 MR. THOMAS: Are there any other  
9 nominations? Let the record reflect there  
10 were no other nominations.

11 All in favor of the nomination,  
12 please vote by saying aye.

13 (Chorus of ayes.)

14 MR. THOMAS: All opposed, please vote  
15 by saying no.

16 (No audible response.)

17 MR. THOMAS: Let the record reflect  
18 that Mark Thomas has been elected as  
19 Chairperson and will now serve as the  
20 Chairperson for the remainder of the  
21 meeting.

22 As I mentioned, at this meeting  
23 we'll be reviewing a plan for the Commercial  
24 Avenue TIF district proposed by the City of

1 Chicago. Staff of the City's Department of  
2 Planning and Development along with other  
3 departments have reviewed this plan which  
4 was introduced to the City's Community  
5 Development Commission on July 9th, 2002.

6 We will listen to a presentation  
7 by the consultant on the plan. Following the  
8 presentation, you can address any questions  
9 that the members might have for the  
10 consultant or City staff.

11 The recent amendment to the TIF  
12 Act requires us to base our recommendation to  
13 approve or disapprove the Commercial Avenue  
14 plan and the designation of the Commercial  
15 Avenue TIF area on the basis of the area in  
16 the plan satisfying the plan requirements,  
17 the eligibility criteria defined in the TIF  
18 Act and objectives of the TIF Act.

19 If the Board approves the plan  
20 and the designation of the area, the Board  
21 will then issue an advisory, nonbinding  
22 recommendation by the vote of the majority of  
23 those members present and voting. Such  
24 recommendation shall be submitted to the

1 City within 30 days after the Board meeting.  
2 Failure to submit such a recommendation  
3 shall be deemed to constitute approval by the  
4 Board.

5 If the Board disapproves the plan  
6 and the designation of the area, the Board  
7 must issue a written report describing why  
8 the plan and area fail to meet one or more of  
9 the objectives of the TIF Act and both the  
10 plan requirements and the eligibility  
11 criteria of the TIF Act. The City will then  
12 have 30 days to resubmit a revised plan.

13 The Board and the City must also  
14 confer during this time to try to resolve the  
15 issues that led to the Board's disapproval.  
16 If such issues cannot be resolved or if the  
17 revised plan is disapproved, the City may  
18 proceed with the plan; but the plan can be  
19 approved only with a three-fifths vote of the  
20 City Council, excluding positions of members  
21 that are vacant and those members that are  
22 ineligible to vote because of conflicts of  
23 interest.

24 And now Trkla, Pettigrew, Allen

1 and Payne will give its presentation on the  
2 Commercial Avenue TIF.

3 MS. LYON: Good morning. My name is  
4 Lisa Lyon. I'm a Senior Associate with  
5 Trkla, Pettigrew, Allen and Payne and  
6 company.

7 The Commercial Avenue TIF  
8 process, really the motivation for looking  
9 at this area, you know, probably began 10,  
10 12, 15 years prior to the actual TIF process  
11 that we're going through today. It relates  
12 to the role of the Commercial Avenue area as  
13 a primary business district serving the  
14 southeast side of Chicago.

15 And the things that happened to  
16 these corridors, Commercial Avenue, 83rd,  
17 87th, 95th, South Chicago, 95th and the  
18 southern half of Commercial Avenue really  
19 relate to what is going on as a whole in  
20 these communities which are South Dearing,  
21 South Chicago and Calumet Heights community  
22 areas of the city. Which is a strong  
23 relationship to what was going on with the  
24 steel mills and the strong employment base of

1 this area for worker housing services and  
2 commercial retail services for those workers  
3 that -- working in the plants and other  
4 manufacturing businesses in this area.

5 As those businesses and steel  
6 mills left, the role of the residential areas  
7 as well as the commercial areas slowly  
8 changed. And that -- which brings us to  
9 really present day in terms of its land use  
10 and function within those community areas.

11 I will start with the, sort of  
12 the existing uses and present day conditions  
13 of the project area. Just for official  
14 purposes, it's 83rd Street from Essex to  
15 essentially Escanaba. Commercial Avenue  
16 from 84th to 104th. South Chicago from  
17 Oglesby to, I believe, the rail  
18 right-of-way. 95th from Jeffrey, again, to  
19 the rail rights of way there. And then a few  
20 clusters of blocks, again, sort of the palm  
21 of this four finger tip is 92nd and  
22 Commercial which is really the business  
23 heart and section of the Commercial Avenue  
24 business district. And then some areas east

1 of Commercial Avenue where there's vacant  
2 land and a few blocks west of Commercial  
3 Avenue which is contiguous with some  
4 industrial areas.

5 As you can see by the variety of  
6 colors, really a dense mixed use area, mix of  
7 uses of business, commercial, retail,  
8 community uses, institutional uses, parks,  
9 school, housing, mixed use housing, the  
10 whole variety that you see in most  
11 neighborhoods in the City of Chicago.

12 The project area is large as you  
13 can see. It contains just shy of 400 acres.  
14 579 buildings and 108 full or partial tax  
15 blocks. And that's primarily due to its  
16 shape because you pick up the frontage along  
17 those corridors and you're picking up  
18 portions of many tax blocks as you do that.

19 The findings, in reviewing, doing  
20 the exterior surveys and the analysis of tax  
21 data and doing all the field work, the  
22 finding is that the project really does  
23 qualify as a conservation area. First and  
24 foremost, the threshold criterion for that

1 is that 93 percent of the buildings are 35  
2 years of age or older. And nine of the  
3 thirteen factors set forth in the Act are  
4 present and reasonably distributed  
5 throughout the area. Three are required for  
6 qualification as a conservation area.

7 The types of factors that we  
8 found in the area are obsolescence of  
9 building types and uses, deterioration,  
10 types of -- the land use and layout of many  
11 parcels and properties officially is called  
12 deleterious land use or layout. But if the  
13 way the buildings are situated relative to  
14 their lots and the way businesses do conduct  
15 business today. Are those working? Are  
16 those relationships working? And that's  
17 really the kind of commissions that you find  
18 for that type of deleterious land use or  
19 layout.

20 If they're not working, they're  
21 inhibiting investment. They're inhibiting  
22 property owners from getting tenants, from  
23 doing new contemporary things with their  
24 properties:

1                   In addition to those kind of  
2                   physical features of the area, there are 99  
3                   vacant parcels or sites in the project area,  
4                   which accounts for about 24 percent of the  
5                   net project area acreage. And you can see a  
6                   lot of that which is along the right-of-way  
7                   of 95th, along South Chicago, some of this  
8                   east of Commercial Avenue, and then just  
9                   sprinkled throughout.

10                   It's hard to see probably from  
11                   where you're sitting, but these little white  
12                   things that look like kind of missing teeth  
13                   in the land use, those represent vacant  
14                   parcels. Of the 579 buildings in the project  
15                   area, 69 percent are classified as  
16                   deteriorating. The growth rate in the  
17                   project area's equalized assessed valuation  
18                   is lagged behind that of the City of Chicago  
19                   for four of the last five years and in two of  
20                   those years, there's been a decline.

21                   Thinking about the future, the  
22                   land use plan, the land use plan really  
23                   reinforces the existing development patterns  
24                   of this area. We have four land use plan

1 categories. Mixed use, which is represented  
2 by the red. And you can see that that's the  
3 primary land use type for Commercial Avenue,  
4 83rd, the southern frontage of 95th. The  
5 industrial/commercial category which is  
6 represented in purple is the northern  
7 frontage of 95th and primarily the southern  
8 frontage of Chicago Avenue. Again, that  
9 mimics, in part, some of the vacant  
10 right-of-way areas.

11 Residential, Baltimore and these  
12 yellow blocks sprinkled here and then  
13 clustered really south of 98th Street along  
14 the adjoining blocks and neighborhoods of  
15 Commercial Avenue. Again, that's not a --  
16 that's a point I did not make earlier.

17 The development pattern  
18 surrounding this TIF is really stable,  
19 well-maintained neighborhood areas.  
20 Redevelopment improvements and activities,  
21 there's a \$39 million budget for this TIF  
22 which is based on estimates of new  
23 development that could happen within this  
24 project area based on a range of

1 redevelopment activities that could take  
2 place over the next 23 years.

3 And the types of redevelopment  
4 activities, again, are analysis  
5 administration, 1.5 million; property  
6 assembly, 5 million; rehabilitation  
7 activities, again, there's a lot of existing  
8 buildings, 9 million; public works and  
9 improvements, 15 million; relocation, 1.5;  
10 job training, retraining, 3 million; day  
11 care services, 2 million; and intrasubsidies  
12 for potential developers is 2 million.

13 Sources of funds for that budget,  
14 if we look over the 23-year life span of this  
15 TIF and look at primarily the vacant areas or  
16 clusters along the TIF where there are  
17 perhaps clusters of deteriorating buildings  
18 or vacant parcels, you look at those as  
19 potential development sites. The total EAV  
20 for this TIF in 2000 is 41.9 million. And  
21 the anticipated EAV, based on those types of  
22 redevelopment projects in the vacant areas  
23 and infill development, is anticipated to be  
24 97.5 million by 2025.

1                   Over the next ten years, the  
2                   types of development, the amounts of  
3                   development that could occur is commercial,  
4                   industrial and residential for sale units.  
5                   Again, the intent is that those types of uses  
6                   happen in -- as the land use plan designates.  
7                   And, again, looking primarily at these  
8                   vacant infill sites.

9                   The housing impact, there's quite  
10                  a bit of varied types of housing in this TIF  
11                  district. There's approximately 830  
12                  inhabited residential units, including  
13                  single-family homes, multi-family buildings  
14                  and mixed use buildings. It is a very dense  
15                  area of mixed use housing, especially along  
16                  Commercial Avenue. Single-family homes,  
17                  Baltimore, and then, again, mixed use and  
18                  multi-family types of housing sprinkled  
19                  throughout the area.

20                  Due to the redevelopment over the  
21                  next 23 years, some housing could be  
22                  displaced as a result of the redevelopment  
23                  plan. But the focus of the redevelopment  
24                  activities again is on infill development in

1 vacant or under utilized deteriorating  
2 properties.

3 The acquisition, there is an  
4 acquisition plan with this TIF which is shown  
5 here. Again, in the green, for those of you  
6 who are sitting a little further back,  
7 represents vacant parcels. And the blue are  
8 vacant buildings.

9 The acquisition plan for this TIF  
10 only identifies vacant build -- parcels with  
11 vacant buildings or parcels that are vacant  
12 land. There's also an underlying  
13 acquisition plan in place for this. Not for  
14 this TIF, but through in 1997, 92nd and  
15 Commercial redevelopment plan. And that's  
16 really situated in this area emanating from  
17 92nd and Commercial.

18 So that addresses really some of  
19 the acquisition authority and relates to the  
20 budget item for acquisition. So that's the  
21 sweeping outline of the TIF for eligibility  
22 factors for Commercial Avenue.

23 I'd be happy to answer any  
24 questions.

1 MR. THOMAS: This is Vessimer Park  
2 right here?

3 MS. LYON: Yes. And Pine Park is  
4 right here.

5 MR. THOMAS: I'm assuming that just  
6 east is residential? All that little finger  
7 that juts down?

8 MS. LYON: Here?

9 MR. THOMAS: That's all residential  
10 there?

11 MS. LYON: Yeah.

12 MR. THOMAS: Is there any  
13 anticipation of park redevelopment or field  
14 house -- oh, there's a field house at that  
15 park actually. Is there any anticipation  
16 that of the 15 million public works dollars,  
17 some would go toward park redevelopment at  
18 all? Or is it not that detailed yet?

19 MS. LYON: I don't think it's that  
20 detailed. But there is some anticipation  
21 that there could, you know, potentially be  
22 other spots. You know, if you look at what  
23 I'm pointing at is this little red dot which  
24 is Pine Park. Finding other opportunities

1       like that --

2                   MR. THOMAS:   A little play lot,  
3       right?

4                   MS. LYON:   Yeah.   To create maybe the  
5       feel of kind of a plaza or open space along  
6       -- yeah, and these are basically corridors.  
7       So you don't have the depth of what would be  
8       like a Vessimer Park style.   But that's  
9       intended.

10                   MS. MAREK:   Do you know what other  
11       TIF districts this is adjacent to?

12                   MS. LYON:   Uh-huh.   The 95th and  
13       Stony TIF district.   It is adjacent here.  
14       The South Chicago TIF is adjacent along here.  
15       And then the Lake Calumet is adjacent here  
16       and then again over here.

17                   MR. THOMAS:   Thank you.   Any further  
18       questions from the Board?   Thank you.   If  
19       there are no further questions, I will  
20       entertain a motion that this Joint Review  
21       Board finds that the proposed redevelopment  
22       plan Commercial Avenue Tax Increment  
23       Financing redevelopment project area  
24       satisfies the redevelopment plan

1 requirements under the TIF Act, the  
2 eligibility criteria defined in Section  
3 11-74.4-3 of the TIF Act, any objectives of  
4 the TIF Act and based on such findings,  
5 approve such proposed plan and the  
6 designation of such area as a redevelopment  
7 project area under the TIF Act.

8 Is there a motion?

9 PARTICIPANT: So moved.

10 MR. THOMAS: Is there a second for  
11 the motion?

12 MR. MARTINEZ: Second.

13 MR. THOMAS: Is there any further  
14 discussion? If not, all in favor, please  
15 vote by saying aye.

16 (Chorus of ayes.)

17 MR. THOMAS: All opposed, please vote  
18 by saying no.

19 (No audible response.)

20 MR. THOMAS: Let the record reflect  
21 that the Joint Review Board's approval of the  
22 proposed Commercial Avenue redevelopment  
23 plan and designation of the Commercial  
24 Avenue Tax Increment Financing redevelopment

1 project area as a redevelopment project area  
2 under the TIF Act.

3 I will now entertain a motion to  
4 adjourn this meeting of the Joint Review  
5 Board. Is there a motion?

6 PARTICIPANT: So moved.

7 MR. THOMAS: Any second?

8 MR. MARTINEZ: Second.

9 MR. THOMAS: Let the record reflect  
10 that this meeting of the Joint Review Board  
11 is adjourned.

12 Let's take a break and jump right  
13 into the next one.

14 (Off the record at 10:50 a.m.)

15 (On the record at 11:10 a.m.)

16 MR. THOMAS: For the record, my name  
17 is Mark Thomas. I'm a representative of the  
18 Chicago Park District which, under Section  
19 11-74.4-5 of the Tax Increment Allocation  
20 Redevelopment Act, is one of the statutorily  
21 designated members of the Joint Review  
22 Board. Until election of a Chairperson, I'll  
23 moderate this Joint Review Board meeting.

24 This will be a meeting to review

1 the proposed 119th/I-57 Tax Increment  
2 Financing District. The date of this meeting  
3 was announced at and set by the Community  
4 Development Commission of the City of  
5 Chicago at its meeting of July 9th, 2002.

6 Notice of this meeting of the  
7 Joint Review Board was also provided by  
8 certified mail to each taxing district  
9 represented on the board which includes the  
10 Chicago Board of Education, the Chicago  
11 Community Colleges, District 508, the  
12 Chicago Park District, Cook County, and the  
13 City of Chicago and the public member.  
14 Public notice of this meeting was also posted  
15 as of Wednesday, July 31st, 2002 in various  
16 locations throughout City Hall.

17 When a proposed redevelopment  
18 plan will result in the displacement of  
19 residents from ten or more inhabited  
20 residential units or would include 75 or more  
21 inhabited residential units, the TIF Act  
22 requires that the public member of the Joint  
23 Review Board must reside in the proposed  
24 redevelopment project area.

1                   In addition, if a municipality's  
2           Housing Impact Study determines that the  
3           majority of residential units in the  
4           proposed redevelopment project area are  
5           occupied by very low, low or moderate income  
6           households as defined in Section 3 of the  
7           Illinois Affordable Housing Act, the public  
8           member must be a person who resides in very  
9           low, low or moderate income housing within  
10          the proposed redevelopment project area.  
11          Also with us today is Miss Aleta M. Cohen.

12                               How are you?

13                   MS. COHEN:    Fine.

14                   MR. THOMAS:   Miss Cohen, are you  
15          familiar with the boundaries of the proposed  
16          119th/I-57 Tax Increment Financing  
17          redevelopment project area?

18                   MS. COHEN:    Yes, I am.

19                   MR. THOMAS:    What is the address of  
20          your primary residence?

21                   MS. COHEN:    1404 West 119th Street.

22                   MR. THOMAS:    And is such address  
23          within the boundaries of the proposed  
24          119th/I-57 Tax Increment financing

1 redevelopment project area?

2 MS. COHEN: Yes, it is.

3 MR. THOMAS: Have you provided  
4 representatives of the City of Chicago's  
5 Department of Planning and Development with  
6 accurate information concerning your income  
7 and the income of any other members of the  
8 household residing at such address?

9 MS. COHEN: Yes, I have.

10 MR. THOMAS: And based on the  
11 information provided to you by the  
12 Department of Planning and Development  
13 regarding applicable income level for very  
14 low, low or moderate income household, do you  
15 qualify as a member of a very low, low or  
16 moderate income household?

17 MS. COHEN: Most definitely.

18 MR. THOMAS: Miss Cohen, are you  
19 willing to serve as the public member for the  
20 Joint Review Board for the 119th/I-57 Tax  
21 Increment Financing redevelopment project  
22 area?

23 MS. COHEN: Yes, I will.

24 MR. THOMAS: Thank you. I will

1 entertain a motion that Aleta M. Cohen be  
2 selected as the public member. Is there a  
3 motion?

4 PARTICIPANT: So moved.

5 MR. THOMAS: Is there a second?

6 PARTICIPANT: Second.

7 MR. THOMAS: All in favor, please  
8 vote by saying aye.

9 (Chorus of ayes.)

10 MR. THOMAS: All opposed, no.

11 (No audible response.)

12 MR. THOMAS: Let the record reflect  
13 that Aleta M. Cohen has been selected as the  
14 public member for the 119th/I-57 Tax  
15 Increment Financing redevelopment project  
16 area.

17 Our next order of business is to  
18 select a Chairperson for this Joint Review  
19 Board. Are there any nominations?

20 PARTICIPANT: I will nominate Mark  
21 Thomas.

22 MR. THOMAS: Is there a second for  
23 the nominations?

24 PARTICIPANT: Second.

1 MR. THOMAS: Are there any other  
2 nominations? Let the record reflect there  
3 are no other nominations. All in favor of  
4 the nomination, please vote by saying aye.

5 (Chorus of ayes.)

6 MR. THOMAS: All opposed, please vote  
7 by saying no.

8 (No audible response.)

9 MR. THOMAS: Let the record reflect  
10 that Mark Thomas has been elected as  
11 Chairperson. I will now serve as the  
12 Chairperson for the remainder of the  
13 meeting.

14 As I mentioned, at this meeting  
15 we'll be reviewing a plan for the 119th/I-57  
16 TIF District proposed by the City of Chicago.  
17 Staff of the City's Department of Planning  
18 and Development along with other departments  
19 have reviewed this plan which was introduced  
20 to the City's Community Development  
21 Commission on July 9th, 2002.

22 We will listen to a presentation  
23 by the consultant on the plan. Following the  
24 presentation, you can address any questions

1 that the members might have for the  
2 consultant or City staff.

3 Recent amendment to the TIF Act  
4 requires us to base our recommendation to  
5 approve or disapprove the 119th/I-57 plan  
6 and the designation of the 119th/I-57 TIF  
7 area on the basis of the area and the plan  
8 satisfying the plan requirements, the  
9 eligibility criteria defined in the TIF Act  
10 and objectives of the TIF Act.

11 If the Board approves the plan  
12 and the designation of the area, the Board  
13 will then issue an advisory non-binding  
14 recommendation by the vote of the majority of  
15 those members present and voting. Such  
16 recommendation shall be submitted to the  
17 City within 30 days after the Board meeting.  
18 Failure to submit such a recommendation  
19 shall be deemed to constitute approval by the  
20 Board.

21 If the Board disapproves the plan  
22 and the designation of the area, the Board  
23 must issue a written report describing why  
24 the plan and area fail to meet one or more of

1 the objectives of the TIF Act and both the  
2 plan requirements and the eligibility  
3 criteria of the TIF Act. The City will then  
4 have 30 days to resubmit a revised plan.

5 The Board and the City must also  
6 confer during this time to try to resolve the  
7 issues that led to the Board's disapproval.  
8 If such issues cannot be resolved or if the  
9 revised plan is disapproved, the City may  
10 proceed with the plan; but the plan can be  
11 approved only with a three-fifths vote of the  
12 City Council, excluding positions of members  
13 that are vacant and those members that are  
14 ineligible to vote because of conflicts of  
15 interest.

16 And now our consultant from  
17 Camiros, Limited.

18 MR. JAMES: My name is William James,  
19 principal with Camiros, Limited. We're the  
20 consulting firm that was hired to prepare  
21 this TIF plan and study.

22 Just to review the boundaries of  
23 the proposed district, it extends from 107th  
24 on the north to 123rd on the south. The

1 western boundary's defined by Vincennes  
2 Avenue which would jog western on 115th  
3 Street then down the railroad tracks. Then  
4 to the east along 119th Street, it jogs  
5 around this existing industrial use down  
6 back to 119th Street eastward to the Ashland  
7 Avenue right-of-way. On southward it passes  
8 around this area of solid residential  
9 development and then goes further south from  
10 123rd along the Metra railroad tracks up  
11 along Loomis back to 120th Street, and then  
12 along the northern -- the alley north of  
13 119th Street to the I-57 right-of-way up to  
14 112th, around the school, then to the  
15 southern frontage of 119th, 111th Street  
16 back along the northern frontage of 111th  
17 Street. And then back up along the  
18 expressway to 107th Street. Those are the  
19 boundaries of the TIF.

20 There are approximately 352 acres  
21 of land within the TIF including  
22 right-of-ways. There are 1240 land parcels  
23 within the TIF. The TIF is primarily within  
24 the Morgan Park community area. A small

1 portion lies within the West Pullman  
2 community area.

3 To the east of this part of the  
4 TIF is the existing west Pullman industrial  
5 TIF. There is also an existing TIF to the  
6 north of 107th Street. I believe that's  
7 called the 107th and Vincennes Tax Increment  
8 District.

9 With respect to the pattern of  
10 existing land use, there's a variety of land  
11 uses currently within the proposed district.  
12 Yellow indicates residential, single-family  
13 residential. Most of the residential within  
14 the proposed boundaries is single-family.  
15 There is some multi-family. The red is  
16 commercial. The pink would be mixed  
17 commercial or residential buildings. The  
18 purple is industrial. Light blue is  
19 institutional. Dark blue is public. The  
20 gray you say see is vacant land, vacant land  
21 including vacant buildings.

22 So you see spread throughout the  
23 whole proposed district is a fairly high  
24 proportion of vacant land. I think the

1 blight and deterioration that exists within  
2 the proposed district is a function of a  
3 couple of factors.

4 One, historically, the freight  
5 railroad attracted a number of uses that were  
6 not conducive to other forms of development  
7 and created some land use conflicts. So we  
8 found that historically there was some  
9 blight and neglect of property along the  
10 freight railroad line.

11 Secondly, when the I-57  
12 expressway was introduced to the area, there  
13 was already an existing pattern of land use.  
14 So a lot of the residential use around the  
15 interchange at 11th Street and higher  
16 traffic volumes made some of the residential  
17 property in this area not attractive any  
18 longer and, therefore, there's been some  
19 deterioration in the residential property  
20 and a transition toward commercial land  
21 uses.

22 In addition, some of the larger  
23 industrial uses that exist within the area  
24 have declined due to obsolescence. And these

1 properties have become vacant. A large  
2 industrial property right at the  
3 intersection of 119th and I-57 in the south  
4 southern tip of the proposed district. There  
5 are almost some industrial and heavy  
6 commercial uses that have fallen into  
7 obsolescence and are vacant and are causing  
8 some deterioration in surrounding  
9 residential properties.

10 This is a map of the existing  
11 zoning within the area. And you can see  
12 large areas of industrial zoning that really  
13 reflects uses that probably are not viable  
14 any longer. The pattern of use has shifted.  
15 And probably the best uses for some of this  
16 industrial property would be commercial or  
17 residential redevelopment.

18 There's also an issue with  
19 respect to the street system. When the  
20 expressway was put in, it created a large  
21 number of dead-end streets, particularly in  
22 the area north of 111th Street, this whole  
23 area. The local circulation system really  
24 doesn't function very well and is not

1       conducive to the maintenance of residential  
2       property within the area. And I think that  
3       has contributed to a lot of the decline in  
4       the residential property within this area.

5               With respect to the eligibility  
6       of this area for designation, we have found  
7       that six of the factors required to be  
8       present for designation are in fact present  
9       to a major extent within the area. And two  
10       factors are present from a minor extent.

11              These are -- the factors that are  
12       present to a major extent include  
13       deterioration. 71 percent of all the tax  
14       blocks within the proposed district exhibit  
15       deterioration to a major extent. The  
16       presence of structures below minimum code  
17       effect 73 percent of all tax blocks.  
18       Excessive vacancies including vacant land  
19       and vacant buildings effect 79 percent of all  
20       of the tax blocks. We've found in addition  
21       that 25 percent of all of the PINS, all the  
22       parcels within the proposed district are  
23       vacant.

24              Deleterious land use and layout

1 effects 56 percent of all tax blocks. Lack  
2 of community planning, particularly as it  
3 relates to the circulation problems and  
4 similar problems within the proposed  
5 district effects 47 percent of the tax  
6 blocks. And stagnant or declining,  
7 equalized assessed value is present  
8 throughout the entire proposed district.

9 Factors that we found present to  
10 a minor extent include dilapidation, 24  
11 percent of all tax blocks. And obsolescence  
12 11 percent of all tax blocks. So, in  
13 summary, the area very much qualifies for  
14 designation as a blighted area.

15 The goals of the proposed  
16 district include providing an orderly  
17 transition from obsolete land uses to more  
18 appropriate land use patterns. As I  
19 mentioned, the industrial property within  
20 the proposed TIF district is no longer viable  
21 and there are better uses, more viable uses  
22 for that property. And the plan seeks to  
23 provide an orderly transition to more  
24 appropriate land uses.

1                   We'd like to create an attractive  
2                   environment that encourages new commercial  
3                   development. This particular property here  
4                   has been the subject of redevelopment  
5                   interest for commercial development among  
6                   developers. And we would like to see an  
7                   environment created where this can become a  
8                   viable commercial development.

9                   In addition, the 111th Street  
10                  frontage and the Monterey frontage which  
11                  provides access to the expressway at this  
12                  interchange makes sense for transition to  
13                  commercial development from residential  
14                  development. We'd like to encourage that.  
15                  We'd like to encourage private investment,  
16                  especially new development on the numerous  
17                  vacant lots within the project area.

18                 Scattered throughout the whole  
19                 project area are vacant lots. And infill  
20                 single-family development is the primary  
21                 form of new development that we'd like to  
22                 encourage within this area. We think the TIF  
23                 can help do that. Encourage the development  
24                 of market rate housing as part of an overall

1 program to create a mixed income  
2 neighborhood.

3 The TIF also can support the  
4 development of new street infrastructure as  
5 part of residential redevelopment to replace  
6 obsolete right-of-way platting to provide  
7 people access to new homes within the area.  
8 That would occur primarily in this area. I  
9 should say that the proposed TIF district has  
10 been the subject of some prior studies.

11 There was the 119th and I-57  
12 redevelopment area designation of that  
13 addressed this area from 123rd Street up to  
14 Edmaire. There was a designation put in  
15 place for redevelopment area for this area.  
16 In addition, there was the Vincennes  
17 corridor community plan and the Vincennes  
18 corridor redevelopment area designation  
19 which extended from 107th down to Waseca. It  
20 did not include this eastern portion of 111th  
21 Street.

22 In those plans, a number of  
23 specific proposals have been made for  
24 redevelopment and improvement of the area.

1 And this plan seeks to follow-up on those  
2 prior plans including the mechanism that  
3 will help carry out those proposals.

4 With respect to acquisition, this  
5 map identifies proposed acquisitions. It  
6 also identifies property already shown on  
7 prior acquisition maps. The blue would be  
8 property that would be added to the  
9 acquisition list through this Tax Increment  
10 designation. The orange indicates  
11 properties that are already on pre-existing  
12 acquisition maps.

13 So what we see is that the prior  
14 acquisition maps take in the areas that were  
15 the subject of the prior redevelopment area  
16 designations. There have been some  
17 additional properties added within these  
18 areas, primarily vacant lots. To the south  
19 here, there is an occupied site that is two  
20 uses. One is an auto body shop and the other  
21 is open material storage.

22 This happens to be the subject of  
23 an active development interest for a  
24 residential development. And some of the

1 property on the acquisition lists in this  
2 area is under contract for that  
3 redevelopment.

4 To the north, obviously, since  
5 this area was not part of any prior  
6 redevelopment area designation, vacant land  
7 and dilapidated buildings within that strip  
8 of 111th Street have been added to the  
9 acquisition map. And there are some  
10 additional properties that take the form of  
11 newly vacant or severely deteriorated  
12 structures that have been added to the  
13 acquisition map in this particular area.

14 The proposed land use plan seeks  
15 to carry out the policies of the  
16 redevelopment plan. We seek to stabilize and  
17 to put infill residential developments so  
18 that the area to the north becomes a viable  
19 and solid residential neighborhood.

20 Similarly, the area south of the interchange  
21 at I-57, little whole area here, is proposed  
22 for primarily single-family residential use.  
23 But we don't distinguish in the plan between  
24 single-family and multi-family.

1           The area in the middle between  
2           the two would be a mixed use area,  
3           residential, commercial, institutional.  
4           There are a number of religious institutions  
5           within this area and they would be part of  
6           this mix. The area along 111th Street would  
7           be a mix of commercial and residential.

8           This area of vacant land that was  
9           formerly industrial would be proposed for  
10          commercial development. The area south of  
11          120th Street, this area here, is currently  
12          residential vacant land and industrial would  
13          be entirely used for residential purposes.

14          So we seek to transition from  
15          just a pattern of land use that contains some  
16          obsolete uses to a proposed land use plan  
17          that provides for an orderly transition to  
18          more viable uses within the area.

19          I wanted to address the need for  
20          public intervention, if I can find it here.  
21          There's a significant need for public  
22          intervention to extend the proposed  
23          district. We've analyzed building permit  
24          activity over the last five-year period.

1 During this five-year period there were a  
2 total of 117 building permits issued for the  
3 project area. However, only eight of these  
4 permits had construction value of more than  
5 \$100,000.

6 A lot of the other permits were  
7 taken for minor additions, repairs, a  
8 garage. A number of them, a number of  
9 permits were taken out for the demolition of  
10 buildings. So only eight had construction  
11 value of over 100,000. And two of the  
12 permits were for new churches. That counted  
13 for \$8.2 million of construction value.

14 The total construction value  
15 within the last five years was \$9.7 million.  
16 So 8.2 of that was for two churches that  
17 really do not reflect market oriented  
18 investment, private investment in the area.  
19 Deduct these two churches from of the total,  
20 you have a million and a half dollars spread  
21 over five years or \$300,000 per year. And of  
22 that, a lot of that money was for very small  
23 construction projects.

24 So if you equate that 300,000

1 maybe to two houses per year, that really  
2 reflects a very small amount of type of  
3 investment into the area. Considering that  
4 25 percent of the essentially 1200 PINS are  
5 vacant, you need a lot more private  
6 investment to address the problems of the  
7 area than is currently being experienced  
8 within this area.

9           The current equalized assessed  
10 value within the TIF is just over \$16  
11 million. We project that upon completion of  
12 the TIF, at the end of the 23-year period,  
13 the equalized assessed value would be  
14 approximately \$50 million. That's a  
15 reflection of normal appreciation and the  
16 development of a couple of large projects,  
17 notably the proposed commercial development  
18 here and the eight acre residential  
19 development at the southern tip of the  
20 project area.

21           We did perform a housing impact  
22 study. What we found was that there were a  
23 total of 46 properties, occupied properties  
24 that may be subject to a removal. 28 of

1 these properties are properties that are  
2 shown on existing acquisition maps. We also  
3 found that there were six buildings, six  
4 units in buildings that were identified as  
5 dilapidated. And that there were an  
6 additional 18 occupied properties and  
7 properties that would have been added to the  
8 acquisition map.

9 So we have a total of 26 of  
10 properties that are occupied that may be  
11 removed. Now, I should say that the  
12 Department of Planning and Development is  
13 reviewing this, taking a second look at  
14 occupied properties on the acquisition map.  
15 And we anticipate that there will be some  
16 reduction of this number of 46 units.

17 We also identified property  
18 available for rent within the immediate  
19 area. That is shown in Table Seven within  
20 the plan. And we found that there is, in  
21 fact, an ample supply of housing available  
22 for rent to accommodate the relocation of any  
23 units that would be removed from the area.

24 I think that concludes the formal

1 part of my presentation. And we'd be happy  
2 to answer any questions that you may have.

3 MS. COHEN: I notice you use the  
4 words market rate housing. Okay, what's the  
5 difference between market rate housing and  
6 affordable housing?

7 MR. JAMES: Market rate housing is  
8 where a private party, a developer builds  
9 housing and seeks to sell it on the open  
10 market for whatever the market --

11 MS. COHEN: The market rate is.  
12 Which means that I also notice you didn't say  
13 anything about relocating and dislocating  
14 the people that are in, especially in the  
15 area between the railroad tracks, 119th and  
16 Vincennes, all the way -- right there, okay?

17 Because if I'm correct, this  
18 market rate housing is going to go right  
19 there. And most of those people in that  
20 particular area could not afford market rate  
21 housing. But we didn't mention anything  
22 about relocating and having that option of  
23 them coming back into the neighborhood. The  
24 majority of the people that live in that area

1 are renting there. They don't own the  
2 property. And I'm sure that most of it is  
3 tax delinquent.

4 I realize there are a lot of  
5 empty lots in that corridor. But there are  
6 houses that are occupied. And I'm pretty  
7 sure that the 46 units that you're talking  
8 about that will be, that are occupied that  
9 would be torn down, it's probably right there  
10 in that corridor. But during the whole plan,  
11 I did not hear you mention affordable  
12 housing, money to rehab housing that's  
13 already there and day care services.

14 MR. JAMES: Okay, let me address  
15 those. I think you're right in focusing on  
16 the vacant housing. Not only in this area,  
17 but throughout the whole area. The vacant  
18 lots are definitely properties that we would  
19 like to see houses built there. And those  
20 would primarily be opportunities for market  
21 rate, market rate housing.

22 The only proposed market rate  
23 housing as has been discussed to date is this  
24 area at the southern tip where there has been

1 a developer identified. And he would like to  
2 build market rate housing. Obviously, as  
3 part of the TIF district, any redevelopment  
4 agreements that are confirmed and put into  
5 place would include a component of  
6 affordable housing.

7 20 percent of any units built  
8 with the assistance of Tax Increment  
9 Financing would include a component of  
10 affordable housing, correct.

11 MS. COHEN: So in other words, if  
12 there is a developer -- right now there's no  
13 developer for the area that I'm talking  
14 about.

15 MR. JAMES: This area.

16 MS. COHEN: There is no developer for  
17 that one. But if there was a developer for  
18 that, he would have to include some  
19 affordable housing.

20 MR. JAMES: If he is going to use TIF  
21 funds, he would have to.

22 MS. COHEN: Okay. But if he was a  
23 private developer, he would not have to use  
24 TIF funds.

1           MR. JAMES:   Wouldn't have to use TIF  
2 funds.

3           MS. COHEN:   I mean, he would haven't  
4 to and those people would be displaced.

5           MR. JAMES:   The only way somebody  
6 would be displaced would be if they were  
7 occupied buildings on the acquisition map.

8           MS. COHEN:   There are occupied  
9 buildings in that area.

10          MR. JAMES:   I know there are occupied  
11 buildings in the area.   I believe that within  
12 this area, there are -- I can't say there are  
13 none, but there would be very, very few  
14 occupied buildings on the acquisition map  
15 from this area.

16                        I know that we have a few  
17 occupied residential buildings in this area  
18 that are on the acquisition map.   If we look  
19 at where the vacant lots are versus the  
20 acquisition map, I believe that almost all of  
21 the properties on the acquisition map from  
22 this area are vacant lots.

23          MS. COHEN:   I agree with you that the  
24 majority of right in that area, the majority

1 of the property are vacant lots. I agree  
2 with you on that. But there are places  
3 spotted all through that area all the way up  
4 where there are people living that could not  
5 afford market rate. And the reason why I was  
6 asking that question was the fact that I  
7 notice on the other two TIFs, well one TIF,  
8 that you did talk about affordable. You  
9 talked about in two TIFs, affordable  
10 housing, day care, rehab and displacement  
11 and relocating.

12 MR. JAMES: Sure, sure. Well, let me  
13 actually --

14 MR. THOMAS: It may be helpful if you  
15 went through the budget, the proposed  
16 budget.

17 MR. JAMES: Yeah. I omitted going  
18 through the budget. I apologize. That is  
19 what we need to do here. We did, obviously,  
20 include an estimated redevelopment project  
21 cost to budget within the document.

22 And the total amount of the  
23 budget for this area is \$40 million. Of that  
24 \$40 million, I'll just pick out some specific

1 line items that address your questions. We  
2 had 7.5 million of the \$40 million allocated  
3 for rehabilitation of existing buildings.  
4 \$20 million for public improvements. That  
5 would be street right-of-ways, public  
6 facility.

7 We don't anticipate a lot of  
8 relocation. So we've only allocated  
9 \$250,000.

10 MS. COHEN: I perfectly well agree  
11 with you that there's not that many people  
12 down there. Because all of it is  
13 single-family homes that was zoned for  
14 single-family homes. Some have been cut up  
15 during the war but --

16 MR. THOMAS: Actually, Aleta, that's  
17 on Page 25 of your proposed plan. You have  
18 the breakdown of the budget.

19 PARTICIPANT: Although, my proposed  
20 plan has slightly different numbers.

21 PARTICIPANT 2: I think he meant  
22 750,000 for relocation.

23 PARTICIPANT: Okay. That's a big  
24 difference.

1 MR. THOMAS: Day care's 250,  
2 relocation's 750.

3 PARTICIPANT 2: And the  
4 rehabilitation is ten million on my  
5 document.

6 MR. THOMAS: And this is where the  
7 two different drafts of the plan, it  
8 fluctuates between the different line items.

9 MS. COHEN: The original plan that I  
10 saw was a little different from what I see up  
11 here now. Because the first one I saw didn't  
12 extend all the way up to 107th Street.

13 MR. THOMAS: And in this meeting,  
14 just so you know, we're not approving the  
15 exact plan. We're approving the designation  
16 for the TIF area.

17 MS. COHEN: You see, this is my first  
18 time around.

19 MR. THOMAS: Absolutely.

20 MS. COHEN: And I always like to know  
21 what I'm getting myself into.

22 MR. THOMAS: Your questions are  
23 excellent.

24 MS. COHEN: Okay?

1 MR. THOMAS: Yes.

2 MS. COHEN: Okay. I got one other  
3 thing that's been bothering me and I just  
4 want it down for the record. And that is  
5 since I'm third generation in this area, I  
6 kind of know what happened to the area. And  
7 that is we're all --.

8 And at one time there was a lot of  
9 non-skilled labor and there still is a lot of  
10 non-skilled labor in that area. And once the  
11 expressway came in, the factories went out,  
12 there were no jobs. That's why it's  
13 blighted. But that area has, shall we say,  
14 it should be on a historical register for  
15 really one of the corridors where a majority  
16 of black Americans coming up from the south  
17 got off the train right there on the Rock  
18 Island line. So that's why it's blighted.  
19 Okay. That's all I have to say.

20 MR. THOMAS: The two rail spurs, the  
21 one that's adjacent on the west and the one  
22 that cuts right through, those are both  
23 active still, aren't they?

24 MR. JAMES: Yes, sir. This is Metra

1 electric commuter service and this is a  
2 freight line.

3 MR. THOMAS: Are they both freight?

4 MR. JAMES: Metra contains no  
5 freight.

6 MR. THOMAS: I'm sorry, I can't see.  
7 That was one on the west?

8 MR. JAMES: I believe this actually  
9 might be the Rock Island line that contains  
10 commuter rail service as well.

11 MS. COHEN: It does. Metra runs up  
12 and down that line. Also, that's why I was  
13 interested in that one corridor because when  
14 you said market rate housing, I mean, the  
15 Metra station is right there at 119th Street.  
16 It would be ideal for anyone living downtown.  
17 I mean, working downtown.

18 However, the people that live  
19 there wouldn't be able to afford what we're  
20 doing today or trying to do today, excuse me.  
21 Because they don't have jobs.

22 MR. JAMES: I think we recognize that  
23 there is the need for substantial  
24 rehabilitation.

1 MS. COHEN: Oh, no, definitely. I  
2 understand. And I understand why this area  
3 would be picked because it's prime location.  
4 That's why I was worried about the people  
5 that live there now like me.

6 MR. JAMES: Other questions?

7 MS. KOSMAL: I'm just curious. Has  
8 any thought been given to the commercial  
9 development on that big strip? I mean,  
10 they're thinking about a big mini  
11 development or what?

12 MR. JAMES: There have been some  
13 proposals for the development of this and  
14 it's called Marshal Plaza. Never been actual  
15 site plans prepared. Right now, in the  
16 current climate, it's difficult to bring an  
17 anchor store to the development to and get a  
18 commitment so the project could move  
19 forward.

20 We do think that it is a viable  
21 location and that, hopefully, within the  
22 next few years, a developer will move forward  
23 with the project and get a commitment from an  
24 anchor. I believe a Dominick's store is

1 still interested in this site, but we need a  
2 bigger anchor. And with K Mart, you know,  
3 their problems and some of the other stores  
4 holding off on expansion plans, now is not  
5 the best time to try to pull this together.

6 MS. KOSMAL: Thank you.

7 MR. THOMAS: Are there any other  
8 questions from the Board? Okay, if there are  
9 no further questions, I will entertain a  
10 motion that this Joint Review Board finds the  
11 proposed redevelopment plan 119th/I-57 Tax  
12 Increment Financing redevelopment project  
13 area satisfies the redevelopment plan  
14 requirements of the TIF Act, the eligibility  
15 criteria defined in Section 11-74.4-3 of the  
16 TIF Act, any objectives of the TIF Act and  
17 that based on such findings, approve such  
18 proposed plan and the designation of such  
19 area as a redevelopment project area under  
20 the TIF Act.

21 Is there a motion?

22 PARTICIPANT: So moved.

23 MR. THOMAS: And is there a second  
24 for the motion?

1 MS. KOSMAL: Second.

2 MR. THOMAS: Is there any further  
3 discussion? If not, all in favor, please  
4 vote by saying aye.

5 (Chorus of ayes.)

6 MR. THOMAS: All opposed, no.

7 (No audible response.)

8 MR. THOMAS: Let the record reflect  
9 the Joint Review Board's approval of the  
10 proposed 119th/I-57 redevelopment plan and  
11 designation of 119th/I-57 Tax Increment  
12 Financing redevelopment project area as a  
13 redevelopment project area under the TIF  
14 Act.

15 And is there a motion to adjourn  
16 this meeting of the Joint Review Board?

17 PARTICIPANT: I move to adjourn.

18 MR. THOMAS: And is there a second?

19 PARTICIPANTS: Second.

20 MR. THOMAS: This Joint Review Board  
21 meeting is now adjourned.

22 For the record, my name's Mark  
23 Thomas. I'm a representative of the Chicago  
24 Park District which, under Section 11-74.4-5

1 of the Tax Increment Allocation  
2 Redevelopment Act, is one of the statutorily  
3 designated members of the Joint Review  
4 Board. Until election of a Chairperson, I'll  
5 moderate this Joint Review Board meeting.

6 This will be a meeting to review  
7 the proposed 87th and Cottage Grove Tax  
8 Increment Financing District. The date of  
9 this meeting was announced at and set by the  
10 Community Development Commission of the City  
11 of Chicago at its meeting of July 9th, 2002.

12 Notice of this meeting of the  
13 Joint Review Board was also provided by  
14 certified mail to each taxing district  
15 represented on the board which includes the  
16 Chicago Board of Education, the Chicago  
17 Community Colleges, District 508, the  
18 Chicago Park District, Cook County, and the  
19 City of Chicago and the public member.  
20 Public notice of this meeting was also posted  
21 as of Wednesday, July 31st, 2002 in various  
22 locations throughout City Hall.

23 When a proposed redevelopment  
24 plan will result in the displacement of

1 residents from ten or more inhabited  
2 residential units or would include 75 or more  
3 inhabited residential units, the TIF Act  
4 requires that the public member of the Joint  
5 Review Board must reside in the proposed  
6 redevelopment project area.

7 In addition, if a municipality's  
8 Housing Impact Study determines that the  
9 majority of residential units in the  
10 proposed redevelopment project area are  
11 occupied by very low, low or moderate income  
12 households as defined in Section 3 of the  
13 Illinois Affordable Housing Act, the public  
14 member must be a person who resides in very  
15 low, low or moderate income housing within  
16 the proposed redevelopment project area.

17 Also with us today by speaker  
18 phone is Annie Jones. Miss Jones, can you  
19 hear us?

20 MS. JONES: Yes.

21 MR. THOMAS: Are you familiar with  
22 the boundaries of the proposed 87th and  
23 Cottage Grove Tax Increment Financing  
24 redevelopment project area?

1 MS. JONES: Am I familiar with what,  
2 sir?

3 MR. THOMAS: Are you familiar with  
4 the boundaries of the proposed 87th and  
5 Cottage Grove Tax Increment Financing  
6 redevelopment project area?

7 MS. JONES: Yes.

8 MR. THOMAS: You are. Thank you.

9 And what is the address of your  
10 primary residence?

11 MS. JONES: Yes.

12 MR. THOMAS: What's your primary  
13 residence address?

14 MS. JONES: 8048 South Cottage Grove,  
15 Third Floor.

16 MR. THOMAS: And is that address  
17 within the boundaries of the proposed 87th  
18 and Cottage Grove Tax Increment Financing  
19 redevelopment project area?

20 MS. JONES: 8048 Cottage Grove.

21 MR. THOMAS: Okay. And is that  
22 within the boundaries of the Tax Increment  
23 Finance redevelopment project area we  
24 described to you?

1 MS. JONES: See, the address I live  
2 in at, 84 is on one side, 64 is on the other  
3 one.

4 MR. THOMAS: And that's within the  
5 project area, correct?

6 MS. JONES: Yes.

7 MR. THOMAS: Thank you. And have you  
8 provided representatives of the City of  
9 Chicago's Department of Planning and  
10 Development with accurate information  
11 concerning your income and the income of any  
12 other members of the household residing at  
13 your address?

14 MS. JONES: Yeah, I'm the only one  
15 there.

16 MR. THOMAS: And based on the  
17 information provided to you by the  
18 Department of Planning and Development  
19 regarding applicable income level for very  
20 low, low and moderate income households, do  
21 you qualify as a member of a very low, low or  
22 moderate income household?

23 MS. JONES: Well, I could say so.

24 MR. THOMAS: Okay. Miss Jones, are

1 you willing to serve as the public member for  
2 the Joint Review Board for the 87th and  
3 Cottage Grove Tax Increment Financing  
4 redevelopment project area?

5 MS. JONES: Yes, I do what I can.

6 MR. THOMAS: Thank you very much. I  
7 will entertain a motion that Annie Jones be  
8 selected as the public member. Is there a  
9 motion?

10 PARTICIPANT: So moved.

11 MR. THOMAS: And is there a second?

12 PARTICIPANT: Second.

13 MR. THOMAS: All in favor, please  
14 vote by saying aye.

15 (Chorus of ayes.)

16 MR. THOMAS: And all opposed, please  
17 vote by saying no.

18 (No audible response.)

19 MR. THOMAS: Let the record reflect  
20 that Annie Jones has been selected as the  
21 public member for the 87th and Cottage Grove  
22 Tax Increment Financing redevelopment  
23 project area.

24 Our next order of business is to

1 select a Chairperson for this Joint Review  
2 Board. Are there any nominations?

3 PARTICIPANT: I will nominate Mark  
4 Thomas.

5 MR. THOMAS: Is there a second?

6 PARTICIPANT: I'll second.

7 MR. THOMAS: Are there any other  
8 nominations? Let the record reflect there  
9 are no other nominations. All in favor of  
10 the nomination, please vote by saying aye.

11 (Chorus of ayes.)

12 MR. THOMAS: All opposed, please vote  
13 by saying no.

14 (No audible response.)

15 MR. THOMAS: Let the record reflect  
16 that Mark Thomas has been elected as  
17 Chairperson. I will now serve as the  
18 Chairperson for the remainder of the  
19 meeting.

20 As I mentioned, at this meeting  
21 we'll be reviewing a plan for the 87th and  
22 Cottage Grove TIF District proposed by the  
23 City of Chicago. Staff of the City's  
24 Department of Planning and Development along

1 with other departments have reviewed this  
2 plan which was introduced to the City's  
3 Community Development Commission on July  
4 9th, 2002.

5 We will listen to a presentation  
6 by the consultant on the plan. Following the  
7 presentation, we can address any questions  
8 that the members might have for the  
9 consultant or City staff.

10 The recent amendment to the TIF  
11 Act requires us to base our recommendation to  
12 approve or disapprove the 87th/Cottage Grove  
13 plan and the designation of the 87th/Cottage  
14 Grove TIF area on the basis of the area and  
15 the plan satisfying the plan requirements,  
16 the eligibility criteria defined in the TIF  
17 Act and objectives of the TIF Act.

18 If the Board approves the plan  
19 and the designation of the area, the Board  
20 will then issue an advisory non-binding  
21 recommendation by the vote of the majority of  
22 those members present and voting. Such  
23 recommendation shall be submitted to the  
24 City within 30 days after the Board meeting.

1 Failure to submit such a recommendation  
2 shall be deemed to constitute approval by the  
3 Board.

4 If the Board disapproves the plan  
5 and the designation of the area, the Board  
6 must issue a written report describing why  
7 the plan and area fail to meet one or more of  
8 the objectives of the TIF Act and both the  
9 plan requirements and the eligibility  
10 criteria of the TIF Act. The City will then  
11 have 30 days to resubmit a revised plan

12 The Board and the City must also  
13 confer during this time to try to resolve the  
14 issues that led to the Board's disapproval.  
15 If such issues cannot be resolved or if the  
16 revised plan is disapproved, the City may  
17 proceed with the plan; but the plan can be  
18 approved only with a three-fifths vote of the  
19 City Council, excluding positions of members  
20 that are vacant and those members that are  
21 ineligible to vote because of conflicts of  
22 interest.

23 And now our consultants S.B.  
24 Friedman & Company will present the 87th and

1 Cottage Grove plan.

2 MR. FRIEDMAN: Thank you very much.

3 My name is Steve Friedman and I'm the

4 President of S.B. Friedman and Company.

5 Joining me up here is Rob Lindquist who's the

6 Project Manager with our firm. And what we'd

7 like to do is to briefly present the

8 background, the eligibility and the

9 redevelopment plan for the proposed 87th and

10 Cottage Grove Tax Increment Financing

11 district.

12 The background for this planning

13 effort, this plan goes further back than just

14 the creation of the TIF district. It begins

15 with the development of a revitalization

16 strategy under the planning now program in

17 the City of Chicago that was prepared and

18 completed in October of 2000.

19 And the plan that was prepared

20 included a detailed land use inventory,

21 detailed conditions inventory and also

22 market assessment and concluded that in

23 order to bring about the revitalization of

24 this area, that we really needed to try to do

1 three major things in general.

2 First was to try to reduce the  
3 retail extent in terms of its distribution.  
4 It was originally a retail corridor just  
5 spread up and down as far as you can really  
6 see on the existing land use map, ran as  
7 retail and it goes, it scattered all through  
8 the entire corridor. And the strategy was,  
9 based on the market study, to try to  
10 concentrate retail at key nodes and  
11 intersections.

12 The second was to provide for the  
13 resources to have a comprehensive permanent  
14 building improvement. There are a number of  
15 buildings that are very worth saving, that  
16 are of good potential quality, good  
17 architectural quality, but are suffering  
18 from all the things that you'll hear about in  
19 the eligibility study and can benefit from  
20 the classical resources made available for  
21 rehabilitation.

22 And then the third major area was  
23 a series of public improvements  
24 concentrating on the visible infrastructure,

1 south of 87th Street down to 95 Street which  
2 is not part of the original planning study,  
3 but which we felt was a contiguous sort of  
4 related use within this Cottage Grove  
5 corridor. So the northern boundary is 71st  
6 Street. This is a natural demarcation  
7 because there's a cemetery here to the  
8 northeast and it begins another neighborhood  
9 here to the northwest. And the two community  
10 areas involved here, Greater Grand Crossing  
11 and Chatham.

12 And then we included the  
13 commercial frontage going south along  
14 Cottage Grove to 79th Street. On 79th  
15 Street, there's retail going east and west.  
16 This is another retail node. So we went west  
17 to include all the area before it started  
18 changing into more predominantly residential  
19 uses.

20 And east, we went as far as the  
21 railroad tracks which is, again, another  
22 natural demarcation. But we also had this  
23 lake north along Greenwood because there's a  
24 mixture of uses there. In general, outside

1 of the TIF, it's purely residential. Except  
2 that along Greenwood, there's a mix of  
3 residential and of light industrial. And we  
4 felt that it may substantially benefit from  
5 inclusion.

6 Going south, it's predominantly  
7 commercial as far as 87th Street. And 87th  
8 Street is the key node within this RPA. And  
9 then south of 87th Street, it was once  
10 predominantly commercial. But as commercial  
11 deteriorated over the years in the early  
12 '60s, much of it was rebuilt with a  
13 multi-family residential, especially along  
14 the east side south of 87th, down as far as  
15 95th. And then at 95th, we have the  
16 community college south, and that's also a  
17 natural ending place for the TIF.

18 There were two existing TIFs  
19 which abut the proposed boundaries here, the  
20 71st and Stony Island TIF, touches  
21 approximately here at Greenwood around 79th  
22 Street. And the existing Stony Island and  
23 Burnside TIF which abuts in the southeast  
24 portion of the boundaries.

1                   We conducted an eligibility study  
2                   of all the buildings and parcels within this  
3                   area and found that the area qualified as a  
4                   conservation area based on the finding of  
5                   that 50 percent or more of the buildings were  
6                   35 years of age or older. In fact, it's over  
7                   90 percent at 94 percent.

8                   All these residential that were  
9                   built in the '60s or more than 35 years ago  
10                  was in the early '60s. And 59 percent of the  
11                  buildings were found to be deteriorated,  
12                  which is quite a high number. It's almost  
13                  two-thirds of the buildings have some form of  
14                  deterioration associated with them. And  
15                  about 40 percent received code violations in  
16                  the last five years. And if you just looked  
17                  at the commercial buildings, that number  
18                  would be a much higher percentage. There  
19                  were relatively fewer code violations  
20                  associated with residential.

21                  And then throughout the area,  
22                  there are two areas -- there was an area of  
23                  blight factor, lack of growth and equalized  
24                  assessed value for four out of the last five

1 years. Growth and property values lag that  
2 in the city as a whole. And inadequate  
3 utilities were found to affect almost all of  
4 the property within this area.

5 Approximately 94 percent it was estimated.

6 Most of the water and sewer lines  
7 are outdated or obsolete. And certainly if  
8 contemporary, if new development does occur,  
9 they would be of insufficient capacity. In  
10 addition, I just wanted to mention that, so  
11 we have age plus four factors that were found  
12 to be present to a meaningful extent and  
13 reasonably distributed.

14 There are three other factors  
15 which were significant here, but they were  
16 not necessarily distributed. And those were  
17 obsolescence and excessive vacancies. Those  
18 were mostly found in smaller buildings that  
19 were part commercial and part residential.  
20 And deleterious land use or layout,  
21 especially in this area where there's a  
22 mixture of industrial and residential.

23 So as I said, there was a,  
24 there's been a lack of growth of private

1 buildings that do have occupied units, may be  
2 displaced as a result of TIF redevelopment  
3 activities. On the whole, there were 1200,  
4 over 1200 housing units, which 1100 were  
5 estimated to be occupied. And only those 14  
6 residential units were estimated to possibly  
7 be displaced as a result of the TIF.

8 We surveyed the market for both  
9 rental and for sale property in the RPA and  
10 the surrounding area which is largely  
11 residential. We got an ample supply of  
12 residential units that could accommodate the  
13 displacement that may occur.

14 The proposed land use, we show  
15 really as all mixed because we didn't want to  
16 preclude any particular -- right now the  
17 character is mixed and we didn't want to  
18 preclude anything specifically by calling  
19 out certain land uses. In fact, we've looked  
20 at the plan, the planning now study to try  
21 and project the development which will  
22 occur. There's not a lot of planned activity  
23 right now. So in forecasting what may occur  
24 and the eligible, TIF eligible cost and the

1 budget, we've used the plan as a resource to  
2 try and forecast what could happen.

3 The total budget of the TIF  
4 eligible cost is \$41 million. \$2 million of  
5 which go to professional services. 3.1  
6 million of which are attributed to the  
7 property assembly. And this would be mostly  
8 for acquisition of the vacant parcels within  
9 the TIF or of these already defined  
10 acquisition parcels within the plan. And  
11 site assembly costs and environmental  
12 remediation costs.

13 Rehabilitation costs of 6.2  
14 million. Approximately two million of which  
15 is contemplated to occur for commercial  
16 rehabilitation. As Steve mentioned, there  
17 are a lot of existing commercial structures  
18 that are architecturally significant, but  
19 some of many of which have fallen into some  
20 amount of disrepair and would benefit from  
21 rehab as well as residential.

22 The residential that I mentioned  
23 that was built in the early '60s all along  
24 here as multi-family has already begun to

1 decline. And so residential throughout the  
2 RPA could also benefit from rehabilitation  
3 systems provided by TIF.

4 Eligible construction costs, 9.8  
5 million. Much of the new development which  
6 could occur in areas where the commercial has  
7 badly declined and there's a lot of vacant  
8 lots and vacant buildings is in the areas  
9 away from the main nodes. And so the plan  
10 contemplates residential uses in the future  
11 for this. So we've put 9.8 million as  
12 eligible construction costs because much of  
13 the new housing could be affordable housing.  
14 And the construction cost of affordable  
15 housing would be an eligible TIF expense.

16 Public works or improvement is  
17 the biggest line item in the budget, eleven  
18 and a half million. There's a public park  
19 here, Brown Memorial Park, which right now  
20 the entry is in disrepair. In general, the  
21 park is in a bit of disrepair. And it's also  
22 because of the commercial that's at this node  
23 somewhat blocked off.

24 We expect that the park could

1 substantially benefit from public  
2 improvement and that this intersection here  
3 has -- because this is so heavily commercial  
4 here and act as an anchor for the community.  
5 Proper landscaping, street signals and  
6 signage, gateway features that identify the  
7 area would all be public improvement, TIF  
8 eligible expenses.

9 And throughout the corridor, we  
10 anticipate some amount of street scaping and  
11 new lighting to reinforce an identity of this  
12 whole corridor as an anchor for these  
13 residential communities which surround it.

14 Relocation, \$1 million. There  
15 are no specific plans for relocating  
16 particular businesses now. That's just an  
17 estimate based on a few instances of where  
18 there's an existing business. But a lot of  
19 vacant parcels around, perhaps something  
20 could happen there in the future and some  
21 businesses would need to be relocated.

22 And, finally, so there's job  
23 training of 1.4 million. And day care costs  
24 of 1.2 million. Again, both estimates based

1 on what we see being built out. Although,  
2 there aren't specific numbers for those.

3 And interest costs of 4.8 million  
4 where new commercial especially might be  
5 encouraged, up to 30 percent of interest  
6 costs of that would be TIF eligible expense.

7 I think that ends my part, unless  
8 Steve wants to say anything else, we can  
9 answer questions.

10 MR. FRIEDMAN: We'd like to have your  
11 questions, anything you can clarify or add.

12 MS. KOSMAL: I just wanted to ask up  
13 on the top where there's some light  
14 industrial? Right there, yeah. Are those  
15 viable businesses? Or are there any plans to  
16 make changes?

17 MR. LINDQUIST: Certainly up here it  
18 appears to be viable and there is other  
19 industrial up here. This is included more  
20 because the residential is mixed in there  
21 with it and because there's a very odd parcel  
22 configuration. And back here it backs up to  
23 the railroad.

24 So there are, I don't believe any

1 specific plans to do anything with the  
2 industrial that exists up here. It does  
3 relate to stuff that's north of it. But  
4 rather, I think, this is included to help the  
5 residential that's there and there could be  
6 infill or maybe buffering from the  
7 industrial.

8 MS. KOSMAL: Okay.

9 MR. FRIEDMAN: We particularly found  
10 in a number of urban and industrial areas  
11 that are mixed that using buffering is  
12 beneficial to both the industry in  
13 maintaining its viability and maintaining  
14 viability of surrounding residential areas.

15 MR. THOMAS: A question on the future  
16 land use, just how it's all mixed use, you  
17 know, not so much information. And I'm just  
18 curious. You're saying that we're going to  
19 follow the plan that exists already.

20 In the plan that exists, is the  
21 intention then to keep this residential down  
22 between 87th and 95th on the east side, to  
23 keep that predominantly residential and then  
24 on the west side residential? And then

1 you've got a stretch between 82nd and 87th  
2 where it seems predominantly commercial. Is  
3 there an intention to keep those as it is?

4 MR. FRIEDMAN: Let me try to focus on  
5 first the centers of strength. 87th and  
6 Cottage area has stronger commercial  
7 potential. And 79th Street has stronger  
8 commercial potential. Throughout the rest  
9 of the corridor there are areas of varying  
10 strengths and weaknesses. And then in the  
11 south part of the corridor we have the  
12 lighter, lower density residential on one  
13 side and then we have mixed on the other.

14 What we don't -- what we want to  
15 do is to include residential everywhere,  
16 virtually everywhere. Not like this where  
17 you see too much of it in these nodes;  
18 although, you will see residential above  
19 retail along 79th Street and in some of the  
20 other structures. So we want to include  
21 residential.

22 And in certain areas, if somebody  
23 goes to the next level and beginning to  
24 reflect, to think through zoning here,

1 somebody may want to think about how you  
2 rezone this to allow for where should we have  
3 it in following the plan, where should we  
4 allow residential in the first floors you use  
5 by right.

6 But as you know, the TIF plan  
7 doesn't supersede zoning. It simply is the  
8 framework against which we evaluate whether  
9 we are allowed to use TIF funds, whether that  
10 land use is included. So in order to  
11 accommodate that further refinement that  
12 will need to go on through the community  
13 process and the Alderman's office and so on  
14 to consider whether there are areas where the  
15 zoning may need to be changed, et cetera, we  
16 use the mixed use categories to permit that.  
17 And so that you can then go forward and use  
18 zoning as the tool to further control or  
19 further guide change in land use over time.

20 MR. THOMAS: So the intention through  
21 the plan, the previous plan that you made  
22 reference to is to make it more mixed  
23 everywhere.

24 MR. FRIEDMAN: Yes. And encourage

1 more residential.

2 MR. THOMAS: Encourage more  
3 residential above the commercial.

4 MR. FRIEDMAN: Yeah, and even on the  
5 ground floor. For example, senior housing or  
6 other apartment housing can readily come in  
7 on the ground floor. It may not be able to  
8 support commercial, but -- so you want to  
9 maintain that.

10 We're trying to create a  
11 framework so that the next grain of planning  
12 here can take those issues into account and  
13 bring, and carry forward the ideas of the  
14 kind of structural plan here, framework.

15 MR. THOMAS: Any other questions from  
16 the Board? Okay. If there's -- Ms. Jones?  
17 Hello?

18 MS. JONES: Hello.

19 MR. THOMAS: Did you have any  
20 questions for the consultants who are  
21 presenting the plan, Miss Jones?

22 MS. JONES: Yes. I thought it out  
23 what I pay. I did.

24 MR. THOMAS: Did you have some

1 questions for them?

2 MS. JONES: No. I was hoping that  
3 my -- Miss Weaver will look and see if she  
4 had any questions. Hold on. And I think  
5 she's satisfied with what they're doing.

6 MR. THOMAS: Did you yourself,  
7 Miss Jones, as the public member have any  
8 questions? Miss Jones?

9 MS. JONES: Yes.

10 MR. THOMAS: Did you yourself as the  
11 public member of the Board have any  
12 questions?

13 MS. JONES: Yeah, that's what I'm --  
14 Yes, I'm sure she would be satisfied with  
15 what you're saying.

16 MR. THOMAS: Okay, thank you. If  
17 there's no further questions, I'll entertain  
18 a motion that this Joint Review Board finds  
19 that the proposed redevelopment plan  
20 87th/Cottage Grove Tax Increment Financing  
21 redevelopment project area satisfies the  
22 redevelopment plan requirements under the  
23 TIF Act, the eligibility criteria defined in  
24 Section 11-74.4-3 of the TIF Act, and the

1 objectives of the TIF Act; and that based on  
2 such findings, approve such proposed plan  
3 and the designation of such area as a  
4 redevelopment project area under the TIF  
5 Act.

6 Is there a motion?

7 PARTICIPANT: So moved.

8 MR. THOMAS: Is there a second for  
9 the motion?

10 MR. MARTINEZ: Second.

11 MR. THOMAS: Is there any further  
12 discussion? If not, all in favor, please  
13 vote by saying aye.

14 (Chorus of ayes.)

15 MR. THOMAS: All opposed, please vote  
16 by saying no.

17 (No audible response.)

18 MR. THOMAS: Let the record reflect  
19 the Joint Review Board's approval of the  
20 proposed 87th/Cottage Grove redevelopment  
21 plan and designation of the 87th/Cottage  
22 Grove Tax Increment Financing redevelopment  
23 project area as a redevelopment project area  
24 under the TIF Act.

1                   Is there a motion to adjourn this  
2 meeting of the Joint Review Board?

3                   PARTICIPANTS: So moved.

4                   MR. THOMAS: Is there a second?

5                   PARTICIPANT: Second.

6                   MR. THOMAS: Let the record reflect  
7 that this Joint Review Board meeting is now  
8 adjourned.

9                   (Whereupon the meeting adjourned  
10 at 1:05 p.m.)

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STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF C O O K    )

I, JACK ARTSTEIN, depose and say  
that I am a verbatim court reporter doing business  
in the County of Cook and City of Chicago; that  
I caused to be transcribed the proceedings  
heretofore identified and that the foregoing is  
a true and correct transcript of the aforesaid  
hearing.

*Jack Artstein*  
\_\_\_\_\_  
JACK ARTSTEIN

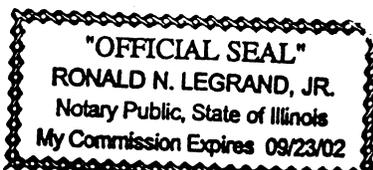
SUBSCRIBED AND SWORN TO

BEFORE ME THIS 11<sup>th</sup> DAY

OF September

A.D. 2002.

*Ronald N. LeGrand, Jr.*  
\_\_\_\_\_



**Commercial Avenue Redevelopment Project Area  
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**(8) DOCUMENTS RELATING TO OBLIGATIONS ISSUED BY THE  
MUNICIPALITY - 65 ILCS 5/11-74.4-5(d)(8)(A)**

During 2002, there were no obligations issued for the Project Area.

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2002 Annual Report**

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**(9) ANALYSIS OF DEBT SERVICE - 65 ILCS 5/11-74.4-5(d)(8)(B)**

During 2002, there were no obligations issued for the Project Area.

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**(10) CERTIFIED AUDIT REPORTS - 65 ILCS 5/11-74.4-5(d)(9)**

During 2002, there were no tax increment expenditures or cumulative deposits over \$100,000 within the Project Area. Therefore, no compliance statement was prepared.

# Commercial Avenue Redevelopment Project Area 2002 Annual Report

## (11) GENERAL DESCRIPTION AND MAP

The Commercial Avenue Redevelopment Project Area generally includes the Commercial Avenue frontage bounded by 84<sup>th</sup> Street on the north and 104<sup>th</sup> Street on the south; a cluster of blocks generally encompassed by Exchange Avenue on the west, 91<sup>st</sup> Street on the north, the B&O rail right-of-way on the east, and South Chicago Avenue on the south; an area between Commercial Avenue on the west and the B&O rail right-of-way on the east from 97<sup>th</sup> Street on the north to 100<sup>th</sup> Street on the south; 83<sup>rd</sup> Street frontage from Essex Avenue on the west to Escanaba Avenue on the east; Baltimore Avenue southern frontage from 83<sup>rd</sup> Street on the north to its intersection with Commercial Avenue on the south; South Chicago Avenue frontage, from Oglesby Avenue on the north to 95<sup>th</sup> Street on the south; 95<sup>th</sup> Street frontage from Jeffery Avenue on the west to South Chicago Avenue on the east; an area encompassed by 95<sup>th</sup> Street on the north, 97<sup>th</sup> Street on the south, Marquette Avenue on the east and Torrence Avenue on the west; and an area between Muskegon Avenue on the west, Escanaba Avenue on the east, 101<sup>st</sup> Street on the north and 101<sup>st</sup> Street on the south. The map below illustrates the location and general boundaries of the Project Area. For precise boundaries, please consult the legal description in the Redevelopment Plan.

